

VERITY
FREARSON

THE HARROGATE ESTATE AGENT

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35 Pannal Avenue, Pannal, Harrogate, North Yorkshire , HG3 1JR

£400,000

Offers Over

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

THE HOME OF PROPERTY
• SINCE •
1921

35 Pannal Avenue, Pannal, Harrogate, North Yorkshire , HG3

A spacious and beautifully presented three-bedroom semi-detached house with stunning extended living accommodation, driveway parking and an attractive garden.

This impressive property has been extended to provide generous and beautifully presented living accommodation comprising a stunning open-plan living kitchen with glazed bi folding doors leading to the garden, in addition to a separate sitting room. Upstairs, there are three double bedrooms, modern bathroom and spacious landing / study area. A driveway to the front of the property provides off-street parking and leads to a garage / store. At the rear of the building, there is an attractive garden with lawn, planted borders and paved sitting area enjoying a south-facing aspect.

The property is situated within the heart of the popular village of Pannal, well served by excellent local amenities, including a primary school, railway station, shop and the No 36 bus service that runs between Leeds, Ripon and Harrogate. Offered for sale with no onward chain.





GROUND FLOOR

RECEPTION HALL

SITTING ROOM

A spacious reception room with an attractive fireplace with living-flame gas fire. Fitted cupboards and shelving.

LIVING KITCHEN

A stunning open-plan living space with sitting and dining areas, windows and bi-folding glazed doors overlooking the garden and wood-burning stove. The kitchen comprises a range of stylish wall and base units with island, oak and granite worktops, integrated dishwasher, fridges, wine fridge and freezer.



FIRST FLOOR

LANDING

A spacious landing or study area.

BEDROOM 1

A double bedroom with fitted wardrobes.

BEDROOM 2

A double bedroom.

BEDROOM 3

A further double bedroom with vaulted ceiling and skylight window.



BATHROOM

A white suite comprising WC, washbasin, bath and shower. Heated towel rail.

OUTSIDE

A gravel drive, provides off-street parking and leads to a garage / store. To the rear of the property there is a south-facing attractive garden with lawn, patio and planted borders.

Tenure - Freehold

Council Tax Band - D





Total Area: 131.5 m² ... 1416 ft²
 All measurements are approximate and for display purposes only.
 No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
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