



VERITY  
FREARSON

67 PANNAL ASH ROAD, HARROGATE, HG2 9AA

OFFERS OVER £550,000

# 67 PANNAL ASH ROAD,

*Harrogate, HG2 9AA*

**A fantastic opportunity to purchase a substantial detached three bedroomed bungalow occupying a generous corner plot with two drives and two single garages, situated within this desirable location on the south side of Harrogate. Well served by local amenities.**

This excellent bungalow provides generous accommodation which has been well maintained, but now offers buyers the opportunity to update and modernise the property to suit their own requirements and has potential for further development, subject to obtaining the necessary consents. The current accommodation comprises a large L-shaped reception room together with a well equipped kitchen, conservatory, three large bedrooms including the main bedroom with ensuite, bathroom and dressing room together with a further bathroom and shower room. The property occupies an attractive and good sized corner plot with mature, planted borders, lawn and sitting areas and two separate driveways provide access to the property and parking and lead to the two single garages. The property is located in a desirable position on the south side of Harrogate, well served by local amenities, shops and schools and is just a short distance from Harrogate town centre and the Stray. Offered for sale with no onward chain.



Living/Dining Room · Kitchen · Conservatory

3 Bedrooms · En-Suite · Bathroom

Off-Road Parking · 2 Single Garages · Corner Plot with Attractive Garden







## ACCOMMODATION

### LIVING/DINING ROOM

A large reception room with space for sitting and dining areas and a feature tiled fireplace with living flame gas fire.

### KITCHEN

With a range of fitted units with gas hob, double oven and space for appliances.

### BEDROOM 1

A large bedroom with fitted wardrobes, dressing room and ensuite bathroom.

### ENSUITE

With WC, bidet, bath and shower.

### BEDROOM 2

A double bedroom with fitted wardrobes.

### BEDROOM 3

A further double bedroom with window overlooking the garden.

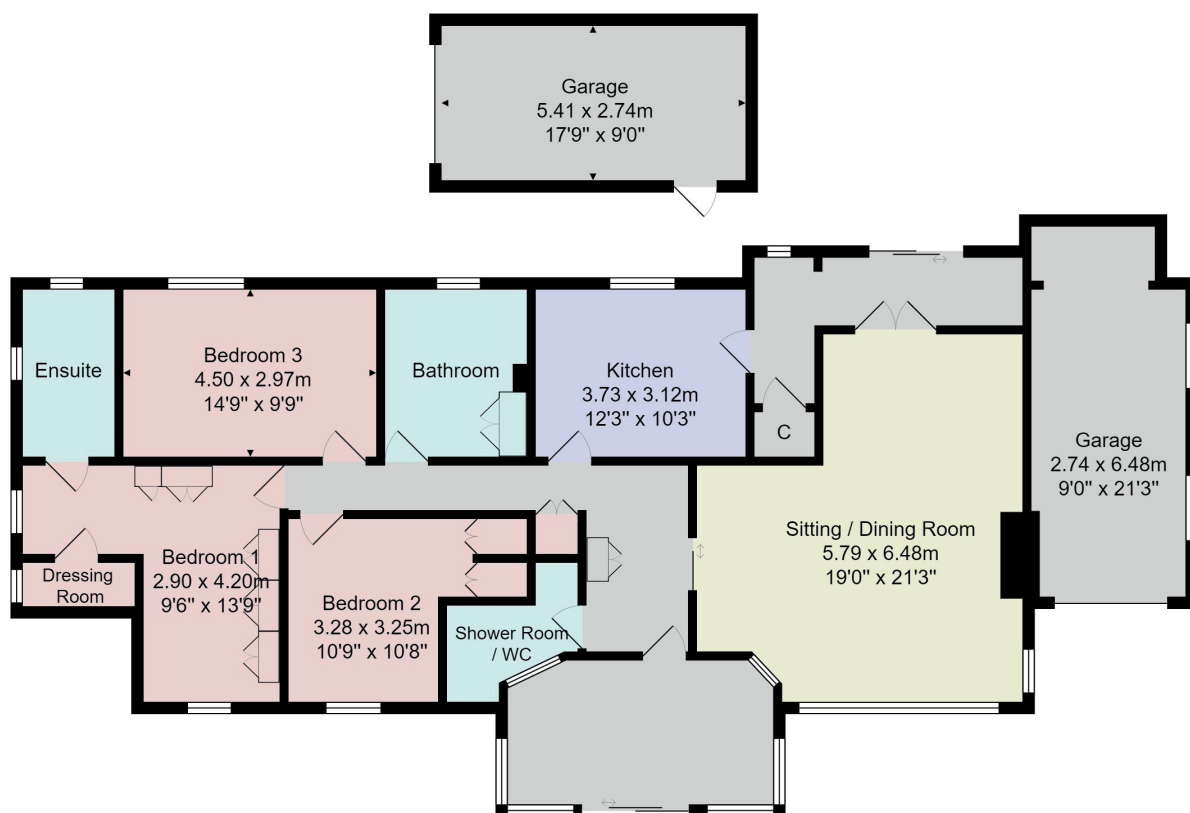
### CONSERVATORY

Providing a further sitting area with windows and glazed doors overlooking the front garden.

### BATHROOM

With WC, bidet and bath with a shower above.

# FLOOR PLAN



Total Area: 156.5 m<sup>2</sup> ... 1684 ft<sup>2</sup> (excluding ext. garage)

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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**Outside**

The property occupies, a generous corner plot and has an attractive lawned garden surrounding the property. The mature garden has well-stocked borders and there are various sitting areas to the front and rear. The property has the benefit of two separate driveways, which provide parking and lead to 2 separate single garages.

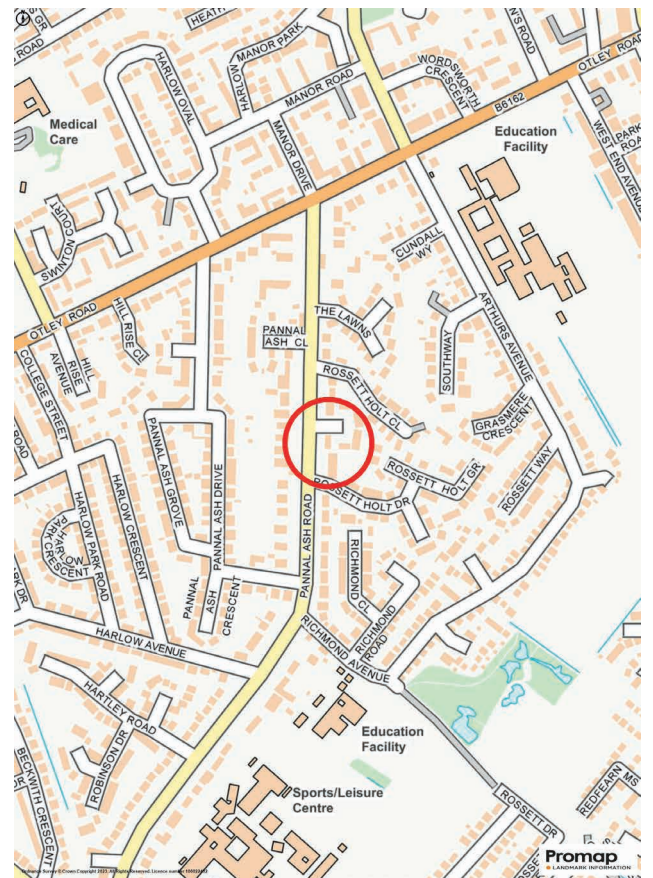
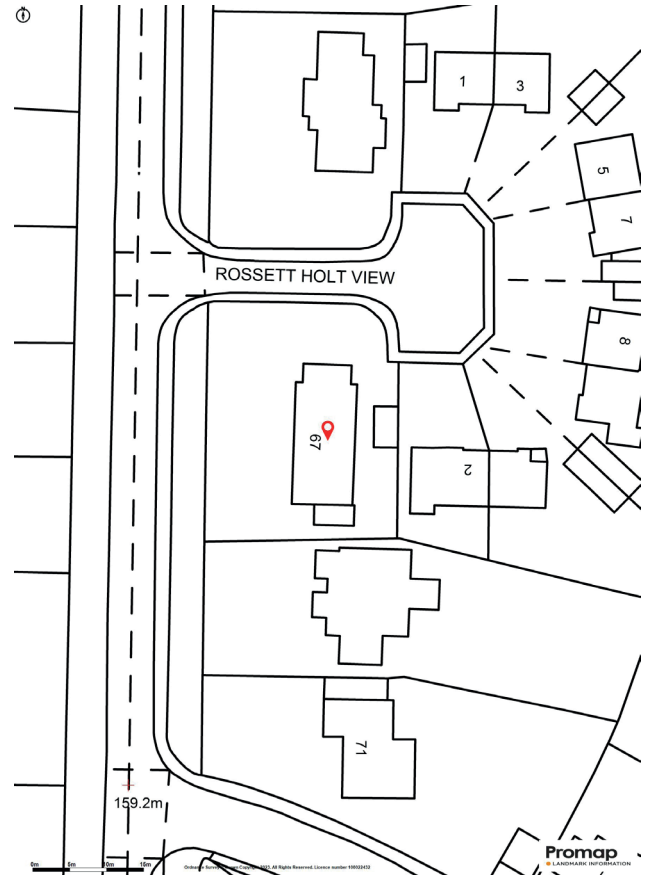
**Services**

All mains services connected.

**Tenure**

Freehold

**Council Tax Band - F**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		80
(81-91)	B		
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

Harrogate

26 Albert Street, Harrogate  
North Yorkshire, HG1 1JT

Sales 01423 562 531  
Lettings 01423 530 000

sales@verityfearson.co.uk  
verityfearson.co.uk





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