



VERITY
FREARSON

31 PANNAL ASH DRIVE, HARROGATE, HG2 0JA

£585,000

31 PANNAL ASH DRIVE,

Harrogate, HG2 0JA

A spacious and well-presented four-bedroomed semi-detached house with en-suite facilities and occupying a large corner plot within this desirable south Harrogate, location, in the catchment area of popular schools.

This excellent property provides modern and stylish accommodation and comprises two reception rooms, a dining kitchen, downstairs WC, four good-sized bedrooms, a bathroom and modern en-suite shower room. A particular feature of the property is the large and attractive garden surrounding the property with lawn and sitting areas. There is also a large summerhouse, generous drive and detached single garage.

The property occupies a delightful corner position within this sought-after south Harrogate location, well served by excellent local amenities and schools and is just a short distance from Harrogate town centre and the Stray. Offered for sale with no onward chain.



2 Reception Rooms · Dining Kitchen · Cloakroom

4 Bedrooms · En-Suite Shower Room · Bathroom

Off-Road Parking · Garage · Mature Gardens And Summerhouse







ACCOMMODATION

GROUND FLOOR RECEPTION HALL

SITTING ROOM

A spacious reception room with wood-burning stove and bay window overlooking the garden.

FAMILY ROOM

A further reception room with window to front and wood-burning stove.

DINING KITCHEN

With a spacious dining area and door leading to the rear garden. The kitchen comprises a range of stylish wall and base units with granite worktops and space for appliances. Under-stairs cupboard.

CLOAKROOM

With WC and washbasin

FIRST FLOOR

BEDROOMS

There are four good-sized bedrooms, with one having an en-suite shower room. The main bedroom is situated at the front and has fitted wardrobes and a bay window.

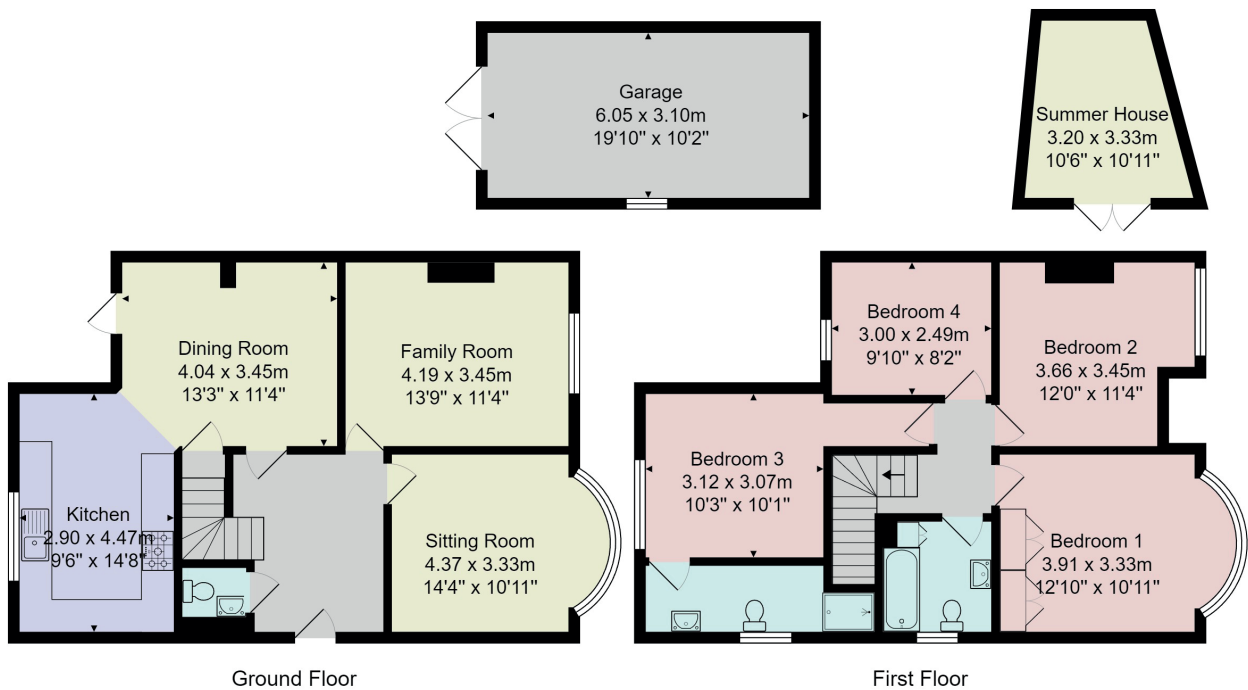
EN-SUITE SHOWER ROOM

A modern white suite comprising WC, washbasin set within a vanity unit and shower. Heated towel rail.

BATHROOM

A white suite comprising WC, washbasin, and bath with shower above. Heated towel rail. Fitted cupboard.

FLOOR PLAN



Total Area: 131.1 m² ... 1411 ft² (excluding garage, summer house)

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 particularly large and attractive corner plot having a large lawn garden to the front and side with mature borders and fruit tree. A driveway provides parking and leads to a single garage. To the rear of the property there is a further garden with lawn and paved sitting area with summerhouse.

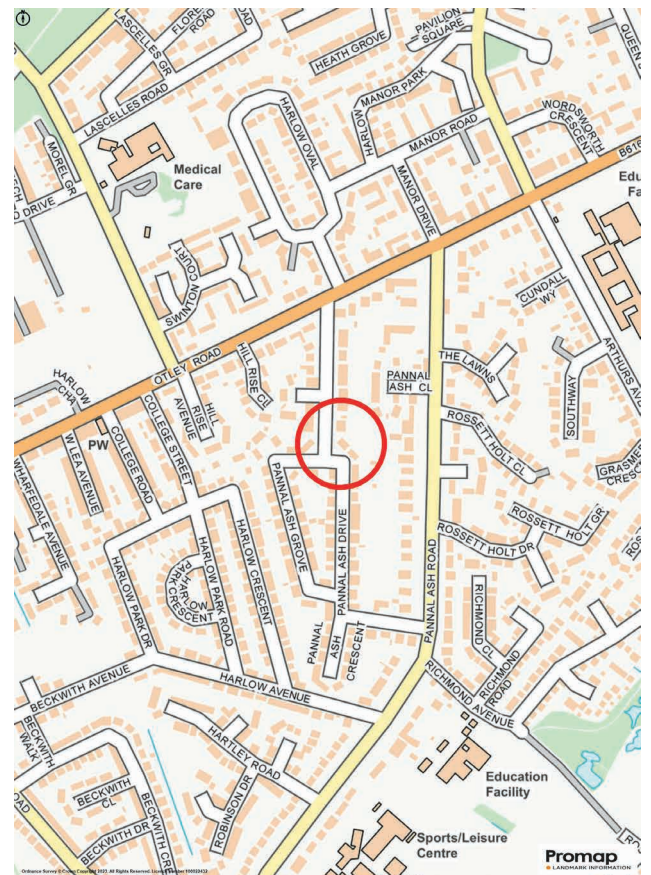
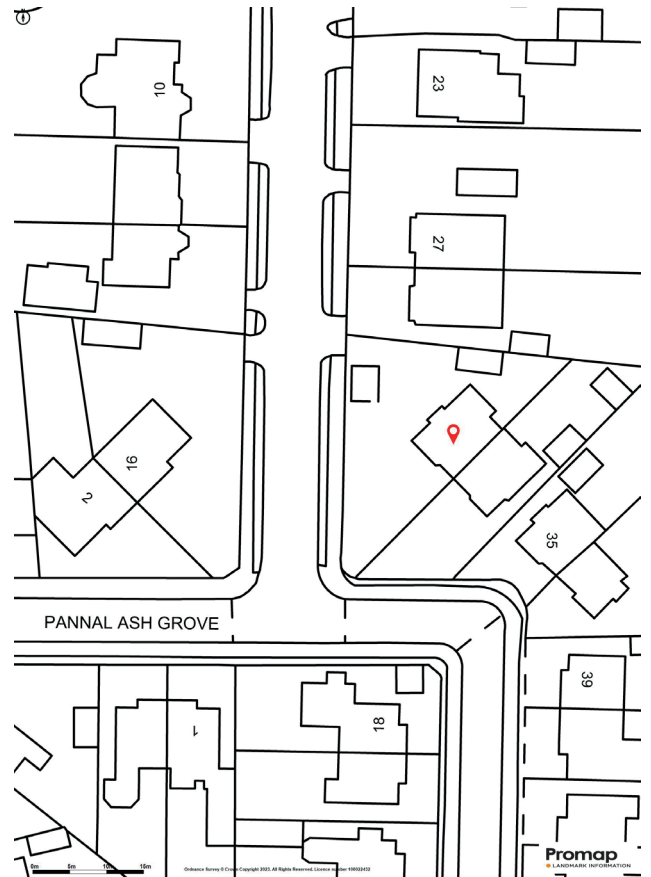
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	73	82
(55-68)	D		
(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

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