



VERITY
FREARSON

BELLBROOK, 12 MAIN STREET, PANNAL, HG3 1JZ

GUIDE PRICE £600,000

BELLBROOK, 12 MAIN STREET, PANNAL,

Harrogate, HG3 1JZ

A substantial Grade II Listed period stone-built village property situated in a particularly attractive location within the heart of this popular village on the south side of Harrogate.

This charming property is tastefully presented and provides generous accommodation comprising two reception rooms and well-equipped kitchen with dining area and feature period range. There is also a downstairs WC and utility room. Upstairs, there are three bedrooms, including the main bedroom which has fitted wardrobes and an en-suite shower room, and there is a modern house bathroom. To the rear of the property there is an attractive and good-sized garden enjoying a delightful outlook over the adjoining church, and the property has the benefit of a parking space and single garage.

This super home is located in the heart of Pannal, a popular village situated on the south side of Harrogate well served by a popular primary school, shop, post office, railway station and regular bus service.



Sitting Room · Dining Room · Kitchen · Utility · Cloakroom

3 Bedroom · En-Suite · Bathroom

Off-Road Parking · Garage · Attractive Garden







ACCOMMODATION

GROUND FLOOR ENTRANCE HALL

SITTING ROOM

A spacious reception room with bay window overlooking the garden and glazed door leading to the patio. Attractive stone fireplace with wood-burning stove.

DINING ROOM

A further good sized reception room with fitted shelving and fireplace with electric fire.

KITCHEN

With a range of fitted units with granite worktops and Belfast sink. Gas hob with electric oven, integrated dishwasher and fridge. Dining area with window to rear and attractive feature period ornamental range.

UTILITY ROOM

With fitted units and integrated fridge / freezer. Plumbing for washing machine.

CLOAKROOM

With WC and washbasin.

FIRST FLOOR BEDROOMS

There are three bedrooms on the first floor including a large master bedroom with vaulted ceiling with exposed wooden beams and feature stone wall with fitted wardrobes, window seat and window overlooking the garden and adjoining church.

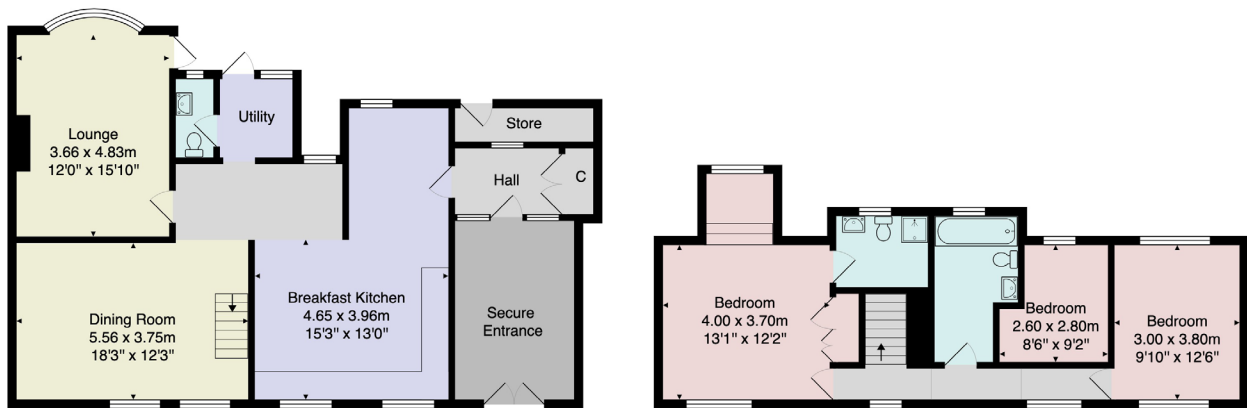
EN-SUITE SHOWER ROOM

With a white suite comprising WC, washbasin and shower. Tiled walls and floor. Heated towel rail.

BATHROOM

A white suite comprising WC, washbasin set within a vanity unit and bath. Tiled floor and heated towel rail.

FLOOR PLAN



Total Area: 120.8 m² ... 1300 ft² (excluding secure entrance)

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

To the rear of the property there is an attractive and good-sized garden with lawn and paved sitting areas with well-stocked borders enjoying a delightful aspect over the adjoining church. There is an off-street parking space which leads to a single garage with electric up-and-over door, light and power.

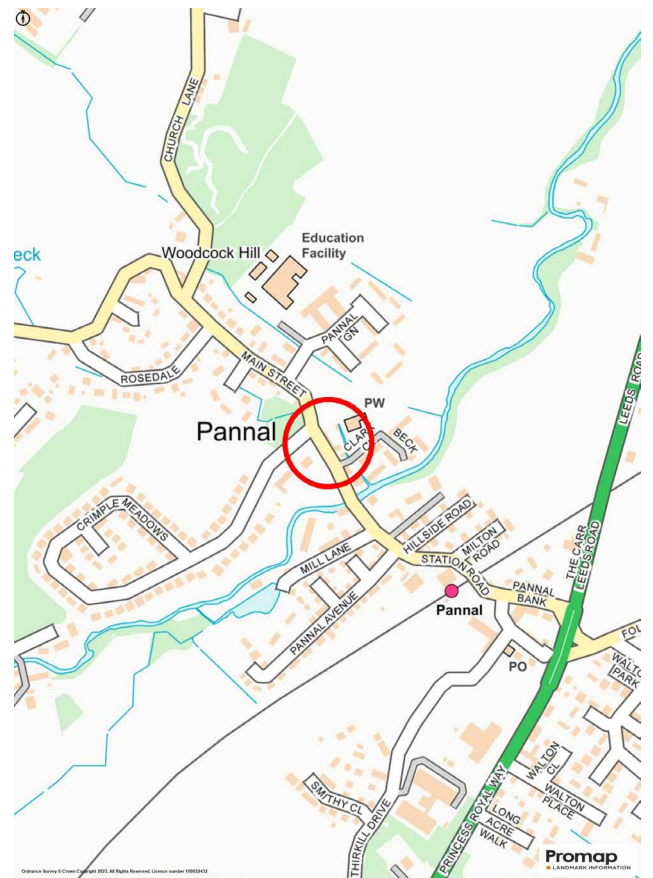
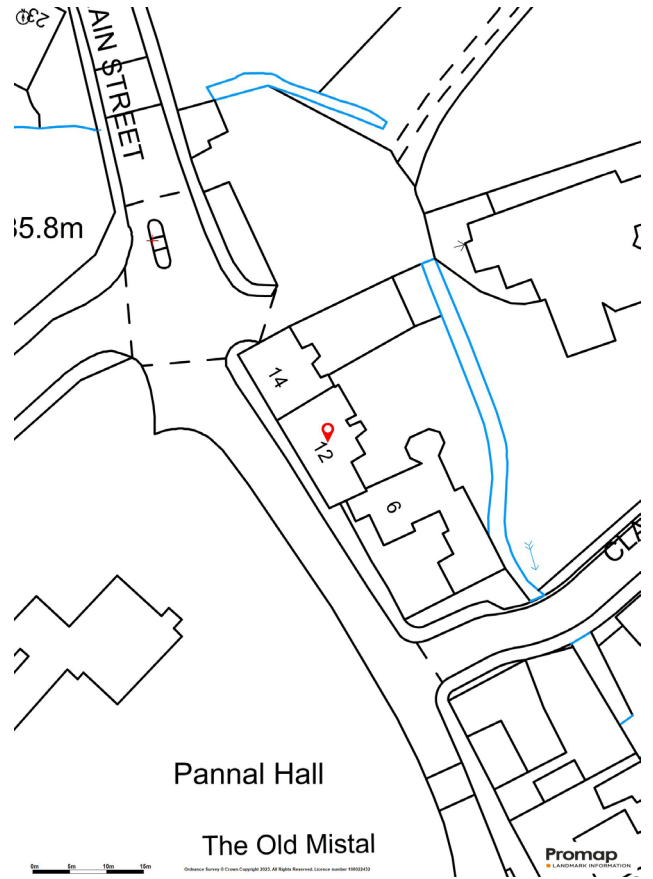
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - F



Harrogate

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