



VERITY
FREARSON

13 LONG ACRE WALK, PANNAL, HARROGATE, HG3 1RG

OFFERS OVER £490,000

13 LONG ACRE WALK, PANNAL,

Harrogate, HG3 1RG

A beautifully presented four-bedroom detached family home with attractive garden and garage, enjoying a delightful position overlooking an adjoining park and countryside, in the popular village of Pannal on the south side of Harrogate.

The property offers modern and spacious accommodation comprising sitting room, utility room and downstairs WC, in addition to the stunning open-plan living kitchen with glazed doors overlooking the garden. Upstairs, there are four bedrooms, a modern bathroom and en-suite shower room. Outside, a drive provides parking and leads to a single garage, whilst to the rear of the property there is a lawned garden which enjoys an open aspect.

Long Acre Walk forms part of this small and select development within the ever-popular village of Pannal, well placed for daily commuting to Yorkshire's principal business districts. Village amenities include a railway station, popular primary school, Co-op store, M&S Simply Food, Post Office, Farm Shop and petrol station.



Sitting Room · Living Kitchen · Utility Room · Cloakroom

4 Bedrooms · En-Suite Shower Room · Bathroom

Off-Road Parking · Electric Vehicle Charging Point · Garage · Lawned Garden







ACCOMMODATION

GROUND FLOOR **RECEPTION HALL**

SITTING ROOM

A spacious reception room with bay window to front and attractive contemporary fireplace with gas fire.

CLOAKROOM

With WC and washbasin.

LIVING KITCHEN

A stunning open-plan living space with sitting and dining areas with windows and glazed doors overlooking the garden. The kitchen comprises a range of stylish wall and base units with worktop and breakfast bar. Induction hob, double oven / microwave, integrated fridge and dishwasher.

UTILITY ROOM

With fitted units, worktop and sink. Space and plumbing for washing machine and tumble dryer. Door to side.

FIRST FLOOR **BEDROOMS**

There are four bedrooms on the first floor, including the main bedroom which has an extensive range of fitted wardrobes and en-suite shower room.

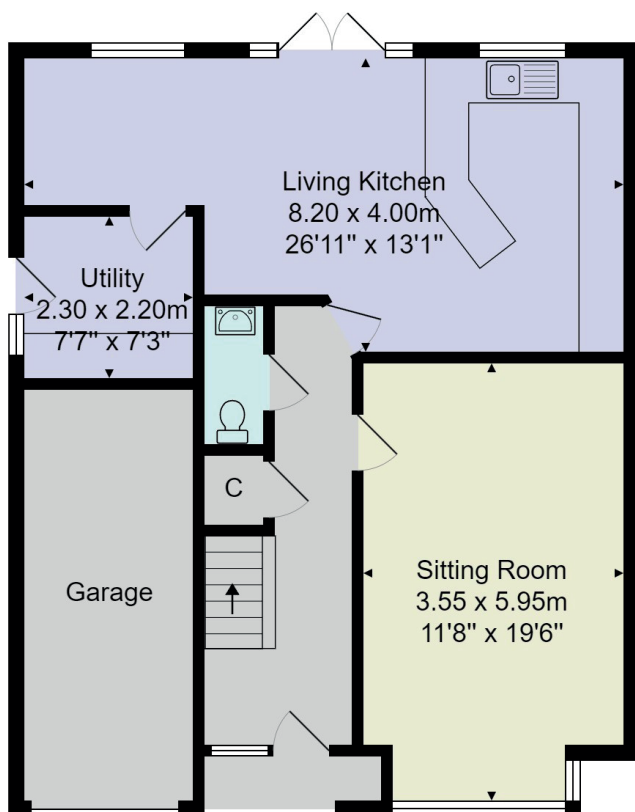
EN-SUITE SHOWER ROOM

A white modern suite comprising WC, washbasin and shower. Tiled floor. Heated towel rail.

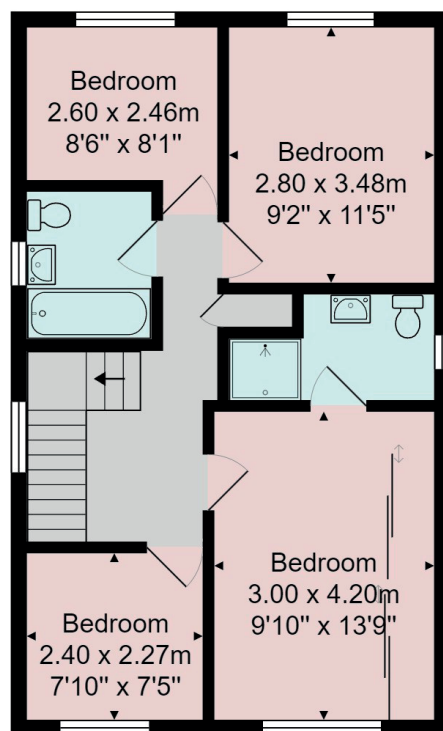
BATHROOM

A white modern suite with WC, washbasin and bath with shower above. Tiled walls and floor. Heated towel rail.

FLOOR PLAN



Ground Floor



First Floor

Total Area: 120.5 m² ... 1297 ft² (excluding 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.
Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

Outside

A drive provides parking with electric vehicle charging point. Access to the single garage. To the rear of the property there is an attractive garden with lawn, planted borders and patio enjoying an open aspect over adjoining countryside.

Agents Note

All windows and external doors have recently been replaced.

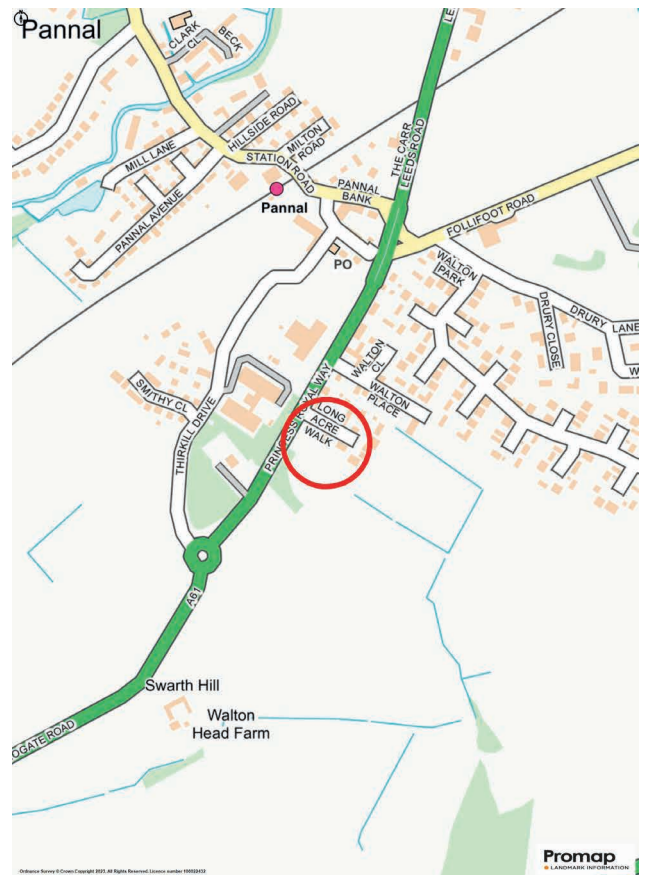
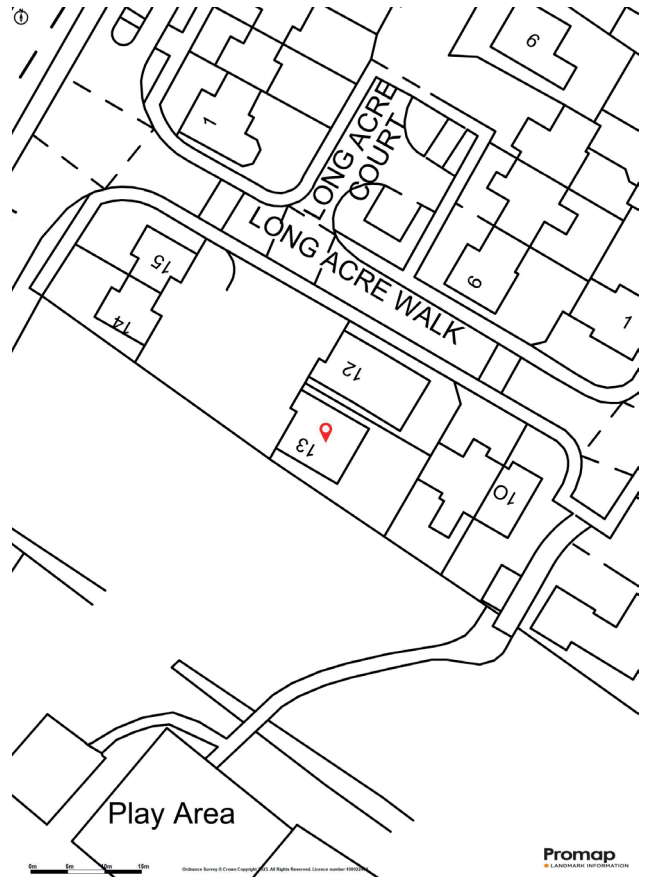
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - F



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		85
(81-91)	B		
(69-80)	C	75	
(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

26 Albert Street, Harrogate
North Yorkshire, HG1 1JT

Sales 01423 562 531
Lettings 01423 530 000

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





VERITY
FREARSON

verityfearson.co.uk