



VERITY
FREARSON

30 CRIMPLE MEADOWS, PANNAL, HARROGATE, HG3 1EN

OFFERS OVER £650,000

30 CRIMPLE MEADOWS,

Pannal, Harrogate, HG3 1EN

An impressive four-bedroom detached family home occupying a particularly large plot in a delightful position in the heart of the popular village of Pannal. The property now offers buyers the opportunity to update and modernise the accommodation to suit their own requirements and has huge potential to extend, given the large plot, subject to obtaining the necessary consents.

The accommodation currently provides good sized living space with two reception rooms, a study, kitchen, utility and downstairs WC. There are four double bedrooms all with fitted wardrobes, a bathroom and en-suite. There is a drive which provides parking and access to the double garage with electric door, and the property has a very good-sized and attractive garden at the rear.

The property is situated in the heart of the popular village of Pannal, which is well served by excellent local amenities, including a popular primary school, railway station providing direct access to Harrogate, Knaresborough Leeds and York, and local shops. Offered for sale with no onward chain.

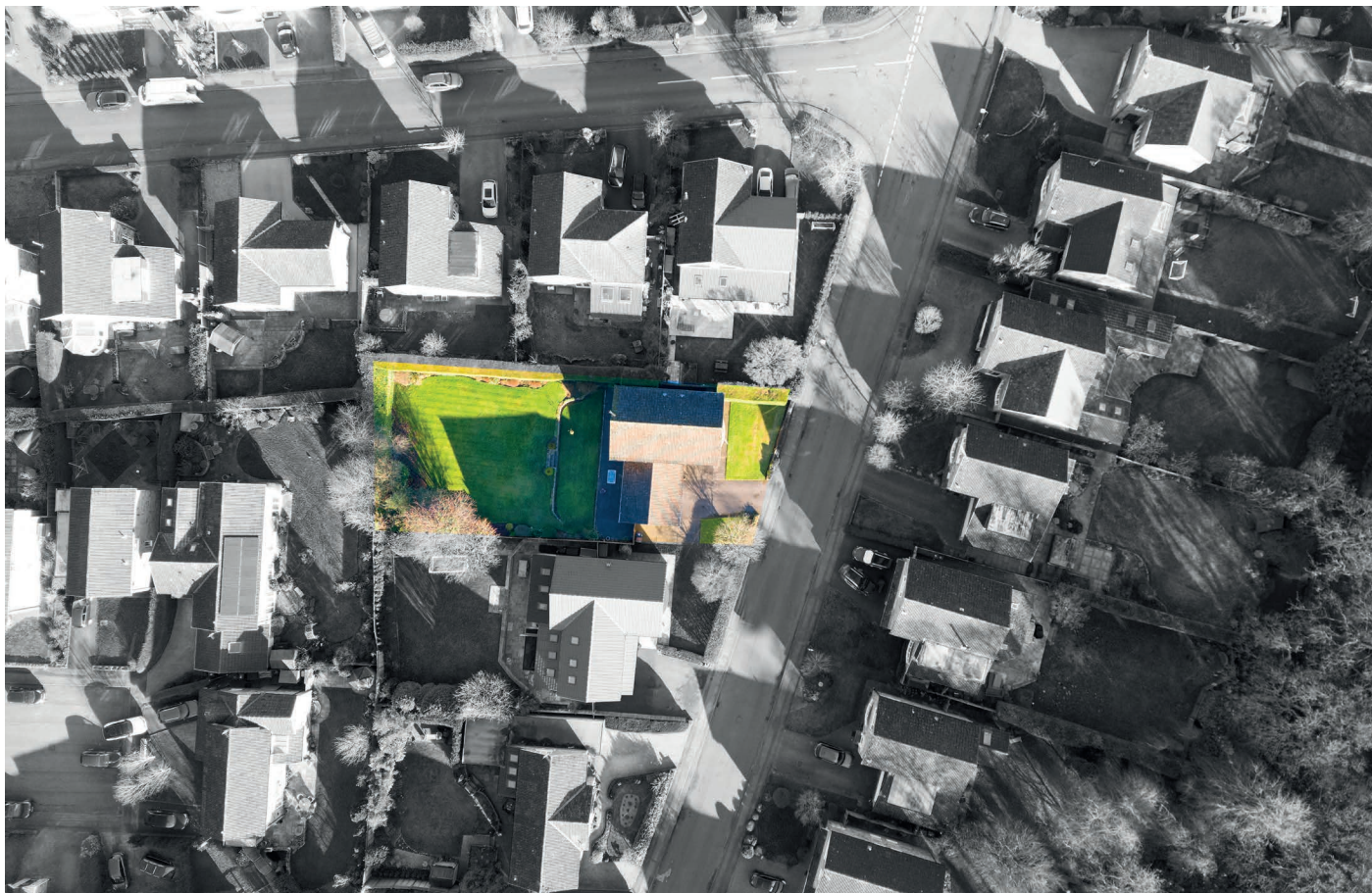


2 Reception Rooms · Study · Kitchen · Utility Room

4 Bedrooms · En-Suite Bathroom · House Bathroom

Off-Road Parking · Double Garage · Good-Sized Lawned Garden







ACCOMMODATION

GROUND FLOOR

RECEPTION HALL

A spacious reception hall with under-stairs cupboard.

SITTING ROOM

A large reception room with windows to two sides. Fireplace with electric fire.

DINING ROOM

A further reception room with a window overlooking the garden.

STUDY

Providing a useful workspace with window to side.

KITCHEN

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

UTILITY ROOM

With space and plumbing for washing machine and additional appliances.

CLOAKROOM

WC and washbasin.

FIRST FLOOR BEDROOMS

There are four good-sized double bedrooms, all with fitted wardrobes, and the master bedroom has an en-suite bathroom.

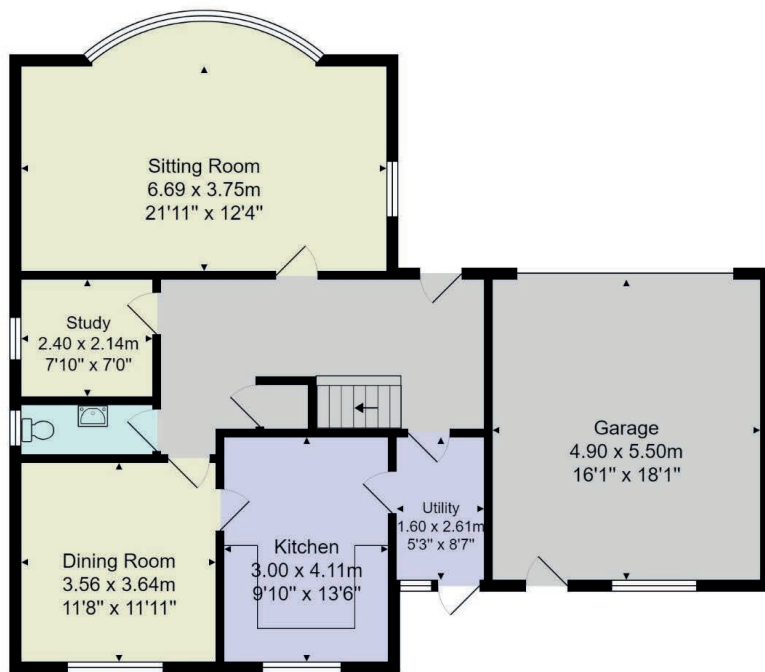
EN-SUITE BATHROOM

With WC, washbasin and bath. Tiled walls and floor. Heated towel rail.

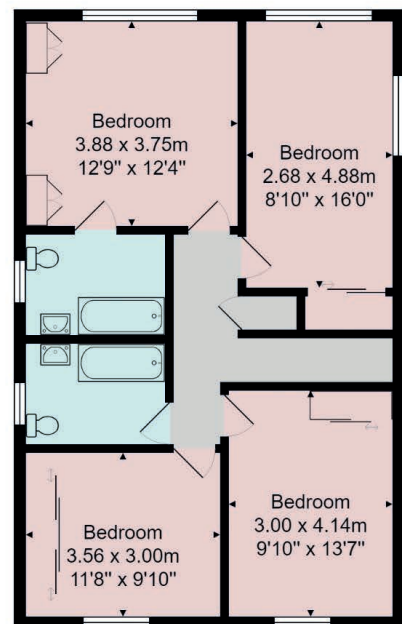
BATHROOM

With WC, washbasin and bath.

FLOOR PLAN



Ground Floor



First Floor

Total Area: 186.3 m² ... 2005 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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Outside

The property occupies, a particularly generous plot. A driveway to the front provides parking and leads to the double garage, which has an electric door. To the rear of the property, there is an attractive and very good-sized garden with lawn, patio and planted borders.

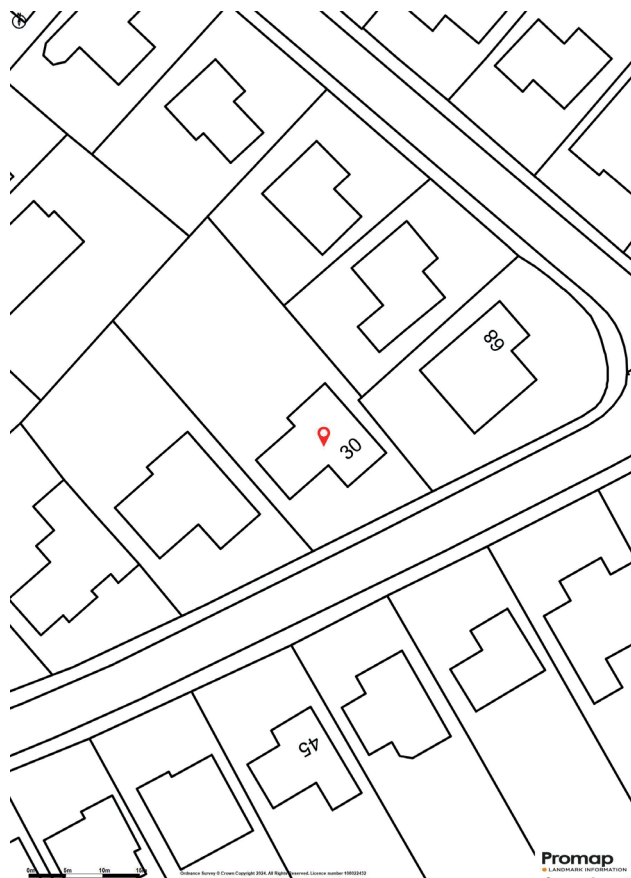
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - G



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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