



43 Smithy Close, Pannal, Harrogate, North Yorkshire, HG3 1GA

£280,000

43 Smithy Close, Pannal, Harrogate, HG3 1GA

A fantastic opportunity to purchase a beautifully presented modern two-bedroom townhouse, situated within the sought-after village of Pannal on the south side of Harrogate.

This modern property is sold with the benefit of five years remaining on the builder's NHBC guarantee and provides very well-presented accommodation comprising a spacious sitting room, stylish modern dining kitchen which overlooks the attractive garden to the rear, cloakroom, two bedrooms and modern house bathroom.

Smithy Close forms part of a new development within the sought-after village of Pannal on the south side of Harrogate. The amenities of the village are all within easy walking distance and include shops, railway station, well-regarded primary school, and is served by the number 36 bus service to Leeds, Harrogate and Ripon.





GROUND FLOOR

SITTING ROOM

A spacious reception room with window to front.

DINING KITCHEN

A modern stylish fitted kitchen with a range of wall and base units. Gas hob, integrated oven, integrated fridge / freezer, dishwasher and space and plumbing for washing machine.

CLOAKROOM

With WC and washbasin.

FIRST FLOOR

BEDROOMS

There are two good-sized bedrooms on the first floor.

BATHROOM

A white modern suite, comprising WC, washbasin, and bath with shower above.

LOFT

The loft is boarded and can be accessed via a pull-down ladder and provides useful storage space.

OUTSIDE

To the rear of the property, there is a good-sized garden with lawn, paved and decked sitting areas. To the front there is an allocated car parking space plus use of a shared parking space with the neighbouring property.

Tenure - Freehold

Council Tax Band - C





Total Area: 68.4 m² ... 736 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.
 Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

Verity Frearson

26 Albert Street, Harrogate,
 North Yorkshire, HG1 1JT

For all enquiries contact us on:

01423 562531

sales@verityfrearson.co.uk

