



VERITY  
FREARSON

123A PANNAL ASH ROAD, HARROGATE, HG2 9JL

GUIDE PRICE £1,450,000

# 123A PANNAL ASH ROAD,

*Harrogate, HG2 9JL*

**An exceptional four/five bedroom detached modern property, providing generous accommodation, appointed to a very high standard, with attractive garden and double garage and located within this popular south Harrogate location well served by excellent local amenities and popular schooling.**

This impressive and high-quality property was built in 2019 and provides stunning accommodation, ideally suited for modern-day family living. On the ground floor there is a spacious reception hallway with feature staircase leading to the first floor. There is also a dining area and stylish fitted kitchen. There are two further reception rooms, providing generous living accommodation, as well as a study, utility room and downstairs WC. Upstairs, there are four double bedrooms, each of which have modern en-suite shower rooms, with the main bedroom, having a free-standing bath and dressing room. Electric gates lead to the front of the property where there is a generous drive and a double integral garage. At the rear of the property, there is an attractive garden with artificial grass and extensive paved sitting areas.



Dining Area · Family Room/Bedroom 5 · Kitchen · Sitting Room · Office · Utility · Cloakroom

4 Large Double Bedrooms · 4 En-Suites

Ample Off-Road Parking · Double Garage · Garden







## ACCOMMODATION

### GROUND FLOOR

The ground floor has tiled flooring throughout with under-floor heating.

### RECEPTION HALL

A spacious reception hall with double height vaulted ceiling and feature staircase leading to the first floor. Open to the kitchen and dining area.

### DINING AREA

A spacious dining area with glazed roof atrium, and glazed bi-folding doors leading to the garden.

### KITCHEN

A stylish modern kitchen with glazed sliding doors leading to the garden. The high-quality kitchen comprises a range of fitted units with island and breakfast bar. Integrated appliances include touchscreen, Miele ovens, microwave and coffee machine, as well as electric and gas hob, fridge and freezer, dishwasher and wine fridge. Fitted TV.

### SITTING ROOM

A large reception room with fitted TV with surround sound and glazed sliding doors leading to the garden.

### OFFICE

Providing a useful workspace.

### FAMILY ROOM / BEDROOM 5

A further good-sized reception room with fitted TV with surround sound.

### UTILITY

With fitted units, worktop and sink. Space and plumbing for appliances.

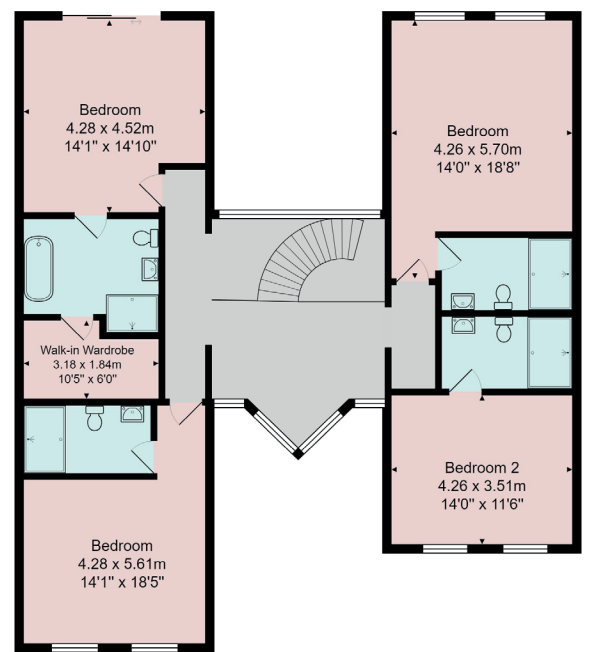
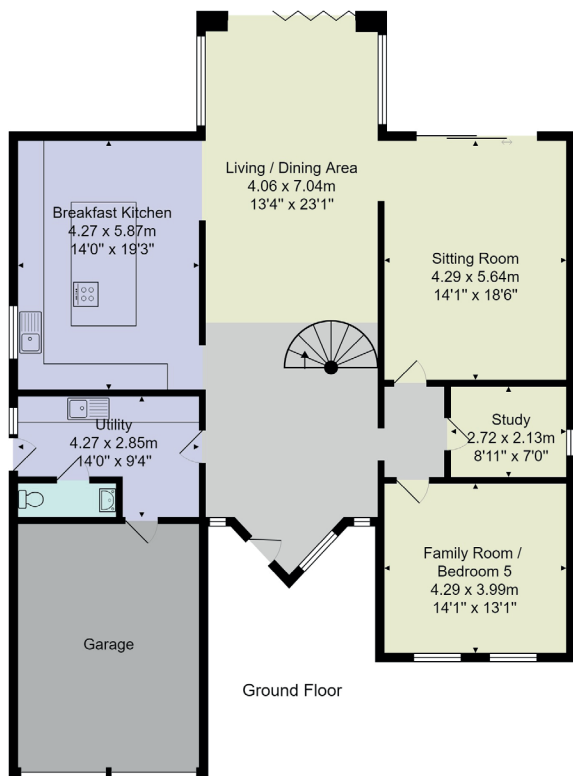
### CLOAKROOM

With WC and basin.

### FIRST FLOOR BEDROOMS AND BATHROOMS

There are four large double bedrooms on the first floor, each bedroom has fitted a TV and a high-quality modern en-suite with under-floor heating and large walk-in shower. The master bedroom en-suite has an additional freestanding bath and a large walk-in dressing room.

# FLOOR PLAN



Total Area: 302.7 m<sup>2</sup> ... 3258 ft<sup>2</sup>

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

Electric gates lead to a generous drive to the front of the property which provides ample parking and leads to the integral double garage which has electric doors, lights and power. To the rear of the property is an attractive south-facing garden with artificial grass, planted borders and extensive paved sitting areas.

## Agent's Notes

The property has the benefit of gas central heating, with the entire ground floor having underfloor heating.

There is an internal and external Sonos music system throughout the house with fitted ceiling speakers and includes outdoor wall-mounted garden speakers.

The property was built in 2019 and it's sold the remainder of a 10 year guarantee.

There is a CCTV system fitted which is linked to the TVs in the houses which is included within the sale.

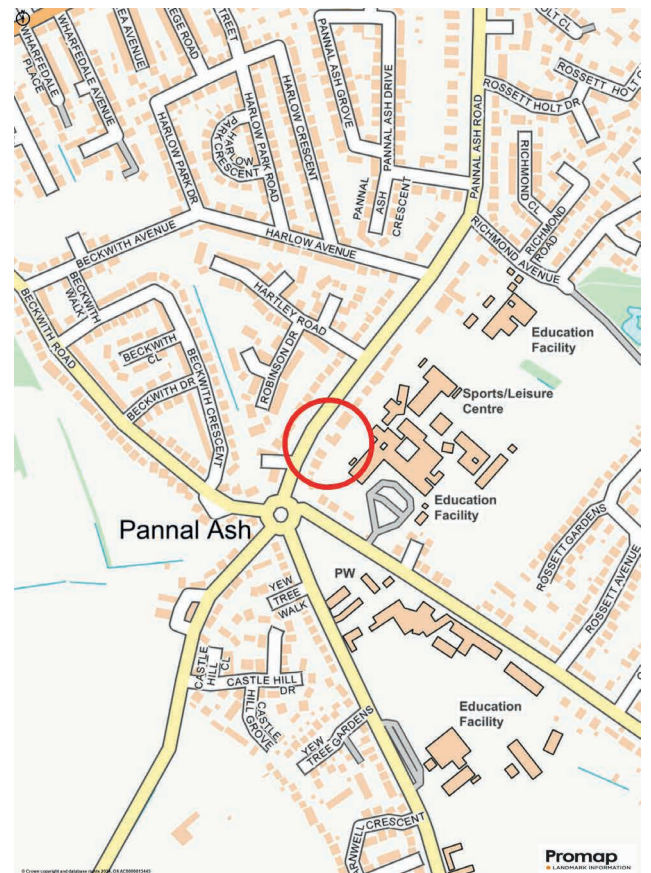
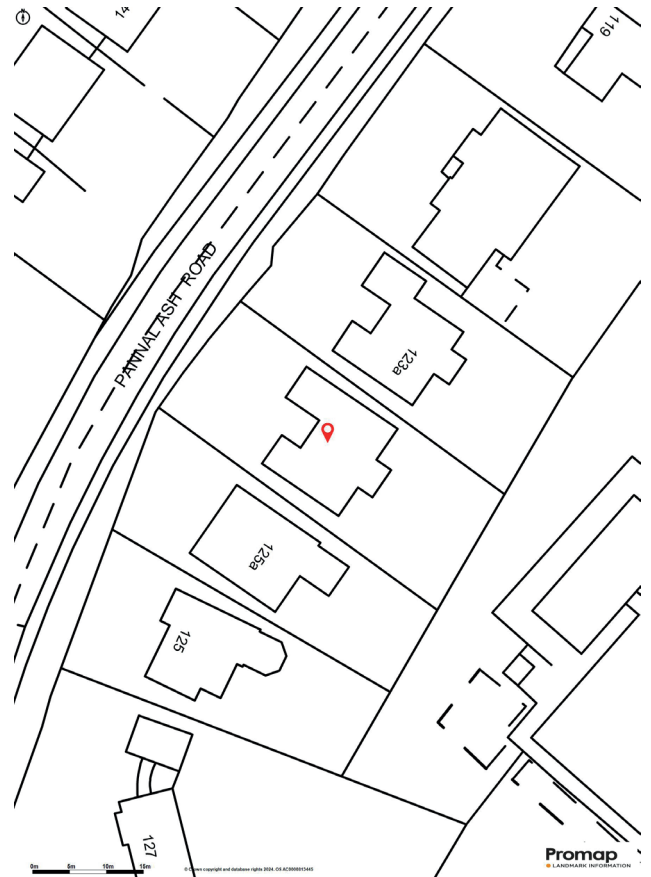
The fitted TVs and surround sound systems will remain and are included within the sale.

The curtains are fitted and will be included as part of the sale.

## Council Tax Band - G

## Services

All mains services are connected



| Energy Efficiency Rating                    |         | Current                 | Potential |
|---|---------|-------------------------|-----------|
| Very energy efficient - lower running costs |         |                         |           |
| A   | (92+)   |                         | 91        |
| B   | (81-91) | 86                      |           |
| C   | (69-80) |                         |           |
| D   | (55-68) |                         |           |
| E   | (39-54) |                         |           |
| F   | (21-38) |                         |           |
| G   | (1-20)  |                         |           |
| Not energy efficient - higher running costs |         |                         |           |
| England & Wales                             |         | EU Directive 2002/91/EC |           |
| WWW.EPC4U.COM                               |         |                         |           |

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