



VERITY  
FREARSON

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

OFFERS OVER £485,000



# I LONG ACRE WALK,

*Pannal, Harrogate, HG3 1RG*

**A beautifully presented five-bedroom detached family home with attractive garden and garage, enjoying a super position within the popular village of Pannal and is nearby to a children's play area situated to the south side of Harrogate.**

The property offers modern and spacious accommodation comprising a sitting room, dining room with glazed doors overlooking the garden, kitchen and downstairs WC. Upstairs, there are five bedrooms, a bathroom and en-suite shower room. Outside, a drive provides parking and leads to a single garage and to the rear of the property there is a lawned garden.

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 and petrol station.



2 Reception Rooms · Kitchen · Cloakroom

5 Bedrooms · En-Suite Shower Room · Bathroom

Off-Road Parking · Garage · Attractive Lawned Garden











## ACCOMMODATION

### **GROUND FLOOR** **RECEPTION HALL**

#### **SITTING ROOM**

A spacious reception room with attractive fireplace and glazed doors leading to the dining room.

#### **DINING ROOM**

A further good-sized reception room with glazed doors leading to the garden.

### **KITCHEN**

With a range of fitted wall and base units with gas hob and integrated oven and space for appliances.

### **CLOAKROOM**

With WC and washbasin.

### **FIRST FLOOR**

On the first floor there are five bedrooms, including the main bedroom which has an en-suite shower room.

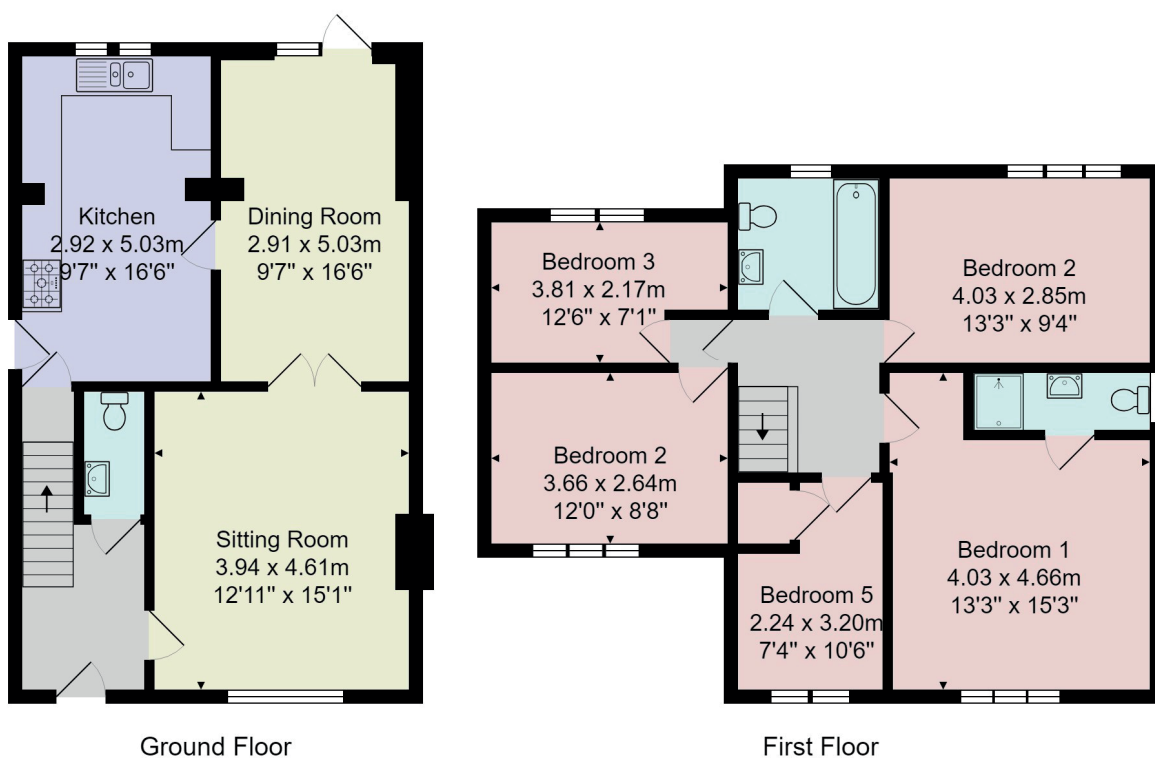
### **EN-SUITE SHOWER ROOM**

With WC, washbasin and shower.

### **BATHROOM**

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

# FLOOR PLAN



Total Area: 128.2 m<sup>2</sup> ... 1379 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.

Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.



**Outside**

A driveway provides parking and leads to a garage. To the rear of the property there is an attractive garden with lawn, planted borders and paved and decked sitting areas.

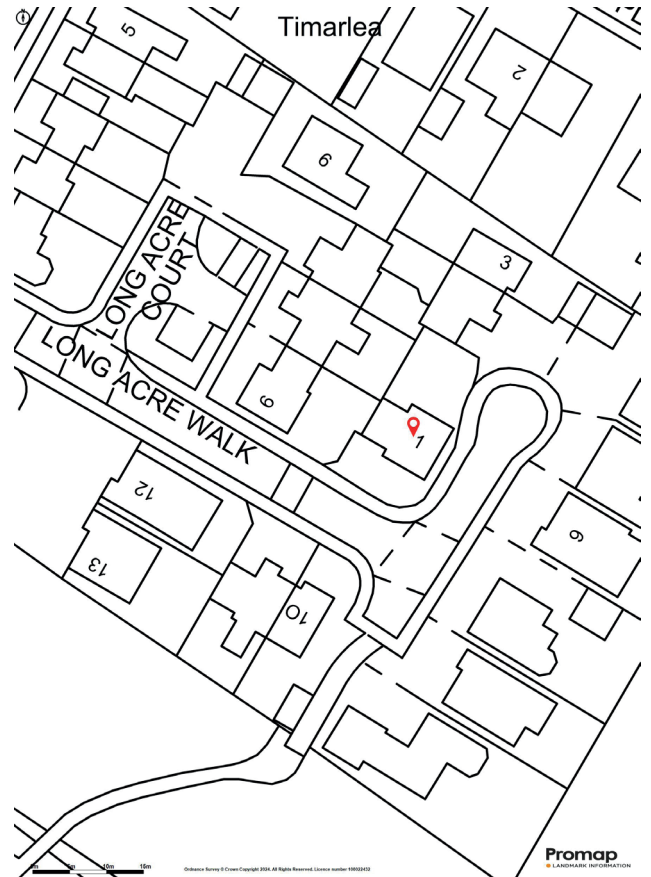
**Services**

All mains services connected.

**Tenure**

Freehold

**Council Tax Band - E**



Harrogate

26 Albert Street, Harrogate  
North Yorkshire, HG1 1JT

Sales 01423 562 531  
Lettings 01423 530 000

[sales@verityfearson.co.uk](mailto:sales@verityfearson.co.uk)  
[verityfearson.co.uk](http://verityfearson.co.uk)







VERITY  
FREARSON

[verityfearson.co.uk](http://verityfearson.co.uk)