15 Pannal Ash Grove, Harrogate, North Yorkshire, HG2 0HY

£435,000
Offers Over

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A spacious three-bedroom semi-detached house occupying an attractive plot within this desirable south Harrogate location, in the catchment area of popular schooling.

This excellent property provides generous accommodation and comprises two reception rooms, a kitchen, three double bedrooms and a bathroom with separate WC. A particular feature of the property is the attractive garden with lawn and sitting areas. There is also a generous drive and single garage.

The property is situated in the popular south Harrogate location, well served by excellent local amenities and schools, and is just a short distance from Harrogate town centre and the Stray.

GROUND FLOOR
ENTRANCE HALL

SITTING ROOM
A spacious reception room with bay window and fireplace with living-flame gas fire.

DINING ROOM
A further reception room with a window, ornamental fireplace, and fitted cabinets.

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

FIRST FLOOR
BEDROOMS
There are three good-sized bedrooms on the first floor, all with fitted wardrobes.

BATHROOM
With washbasin set within a vanity unit, bath with shower above.

SEPARATE WC

OUTSIDE
A driveway provides parking and leads to a single garage. To the rear of the property, there is an attractive garden with lawn, well-stocked planted borders and patio.
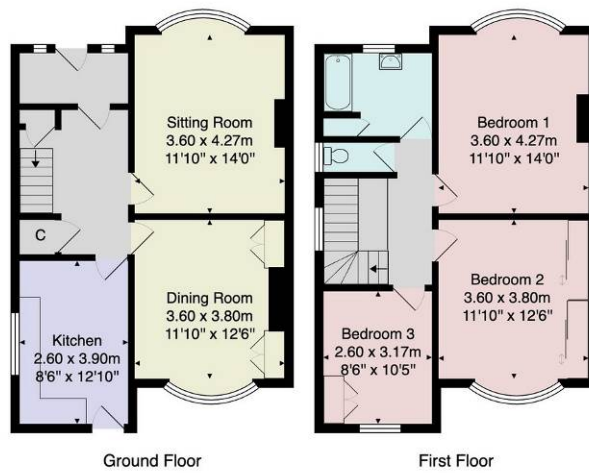
AGENT'S NOTE
The property has the benefit of a new roof (only three years old).

Tenure - Freehold

Council Tax Band - D

Ground Floor

Sitting Room
3.60 x 4.27m
11'10" x 14'0"

Dining Room
3.60 x 3.80m
11'10" x 12'6"

Kitchen
2.60 x 3.90m
8'6" x 12'10"

C

First Floor

Bedroom 1
3.60 x 4.27m
11'10" x 14'0"

Bedroom 2
3.60 x 3.80m
11'10" x 12'6"

Bedroom 3
2.60 x 3.17m
8'6" x 10'5"

Total Area: 110.0 m² ... 1184 ft²
All measurements are approximate and for display purposes only.
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