



VERITY
FREARSON

136 PANNAL ASH ROAD, HARROGATE, HG2 9AJ

£895,000

136 PANNAL ASH ROAD,

Harrogate, HG2 9AJ

A beautifully presented and spacious four-bedroom detached family home, situated in a desirable south Harrogate location within the catchment area of popular primary and secondary schools and within walking distance of Harrogate town centre.

The accommodation has been modernised and improved by the current owners and provides two reception rooms together with a stunning open plan kitchen and living area with downstairs WC, utility room, conservatory and gym / office. On the first floor there are four good-sized bedrooms, two en-suite shower rooms, a modern bathroom and useful office. The property occupies a generous corner plot with attractive and good-sized garden, driveway and integral garage.



Sitting Room · Office / Family Room · Living Kitchen · Utility · Conservatory

4 Bedrooms · 2 En-suites · Bathroom

Off-Road Parking · Integral Garage · Attractive Gardens







ACCOMMODATION

GROUND FLOOR

SITTING ROOM

A spacious reception room with bay window and feature fireplace with living flame gas fire.

OFFICE / FAMILY ROOM

A further good sized living space on the ground floor with potential to be used as a family room, office or a gym.

LIVING KITCHEN

A stunning open-plan kitchen and living area with space for sitting and dining. The kitchen comprises a range of stylish modern units with worktop, island and breakfast bar. Electric hob, integrated double oven, and integrated appliances.

UTILITY ROOM

With fitted units, worktop and sink. Space and plumbing for washing machine and tumble dryer.

CONSERVATORY

Providing a further sitting area with windows overlooking the garden.

FIRST FLOOR

There are four good-sized bedrooms on the first floor all with fitted wardrobes. The main bedroom has a walk in wardrobe and ensuite shower room. There is also a second en-suite in bedroom 2.

BATHROOMS

There are two ensuite shower rooms, and a modern bathroom, with high quality modern fittings.

OFFICE

Providing a useful workspace.

FLOOR PLAN



Ground Floor

First Floor

Total Area: 215.8 m² ... 2322 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 corner plot. A driveway provides parking and leads to an integral garage. The property is surrounded by good-sized and attractive gardens with lawn, well-stocked planted borders and sitting areas.

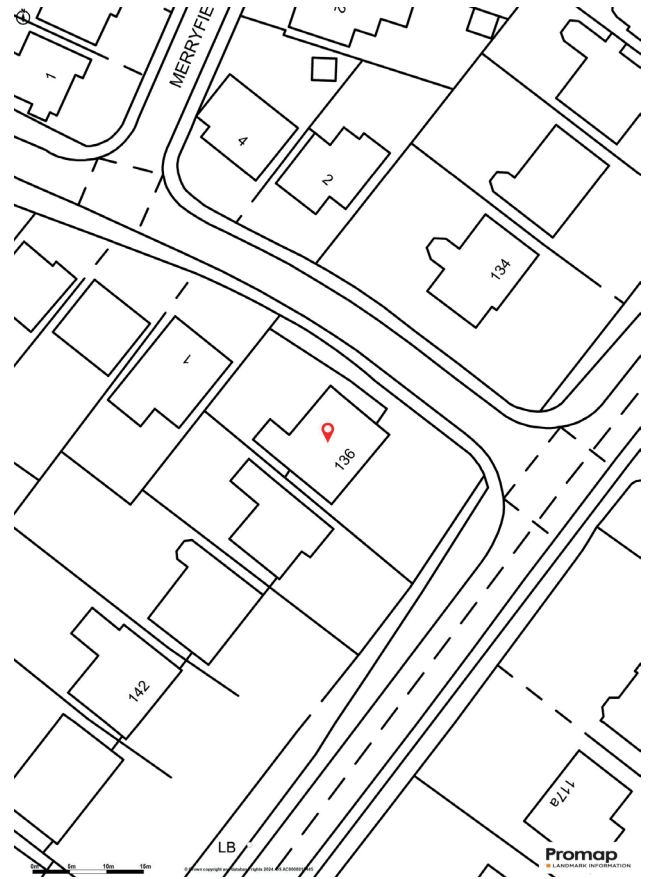
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - G



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92+)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
	70
	79
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	
WWW.EPC4U.COM	

Harrogate

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