



VERITY
FREARSON

16 CRIMPLE MEADOWS, PANNAL, HG3 1EN

£850,000

16 CRIMPLE MEADOWS,

Pannal, HG3 1EN

A stunning 5 bedroom detached house situated in an enviable and prime position directly adjoining open playing fields.

This superb family home has been skilfully extended and modernised to now reveal exceptionally well appointed and stylish accommodation, complemented by generous gardens and grounds. The property is accessed via remote control gates leading to extensive driveway, solid oak double car port and attractive south west facing rear gardens.

Number 16 is delightfully situated at the start of Crimple Meadows, opposite the grounds of Pannal Hall, within the heart of this fashionable village to the south side of Harrogate, well located for daily commuting to Yorkshires Principal Districts.

An internal viewing is essential to appreciate the calibre and quality of the accommodation together with the most attractive location of this individual home.



Breakfast Kitchen · Sitting Room · Dining Room · Family Room · Utility

5 Bedrooms · 2 En-Suites · Bathroom

Off-Road Parking · Double Garage · Double Oak Framed Car Port · South Facing Garden







ACCOMMODATION

A welcoming reception hall with feature oak and glass staircase and guest cloakroom leads to a stunning sitting room featuring a three sided glass gas fire with ambient lighting. Pocket doors then lead to the dining area which is a perfect place for entertaining connecting via a breakfast bar with a stunning kitchen.

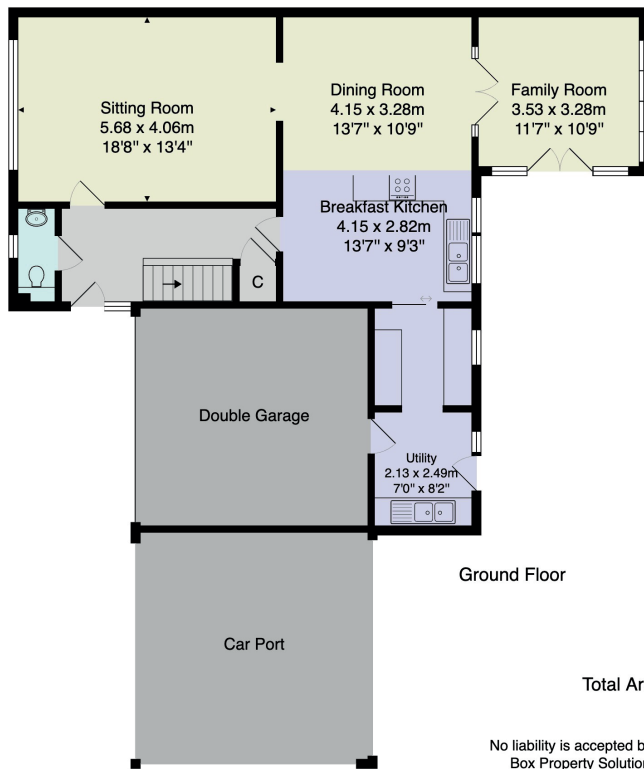
Quartz worksurfaces, an inset one and a half sink with "Insinkerator" and Quooker hot water tap and a comprehensive range of integrated appliances are complimented by matt glass fitted cabinets with ambient lighting. An adjoining utility room provides additional ranges of cabinets and a separate laundry area.

The ground floor layout is completed by a garden room/conservatory with twin doors to the beautifully landscaped gardens.

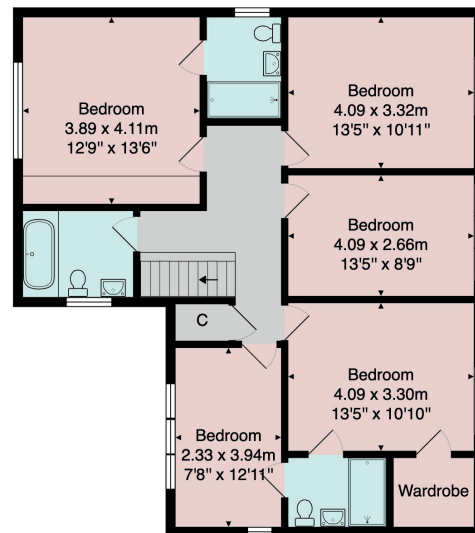
The superb principal bedroom suite boasts an extensive range of fitted furniture with wardrobes, dressing table and its own luxury en-suite.

A Jack and Jill walk-in shower room with the benefit of underfloor heating, serves two further double bedrooms creating an ideal teenager suite and the final two double bedrooms are served by a house bathroom with a white contemporary suite, again with underfloor heating.

FLOOR PLAN



Ground Floor



First Floor

Total Area: 179.7 m² ... 1935 ft² (excluding double garage, car port)

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

Equal care and attention has been paid to the landscaping of fully enclosed and private gardens. There is extensive paved forecourt parking accessed via remote control gates, leading to an integral garage with electric doors and adjoining solid oak double carport (18' X 15'). The lawned gardens and seating areas are immaculately presented forming safe play areas for children and pets.

Pannal village is a perfect setting for families and the busy commuter due to the highly regarded primary school, local stores, road, bus and rail links to Yorkshire's major commercial centres and choice of golf courses.

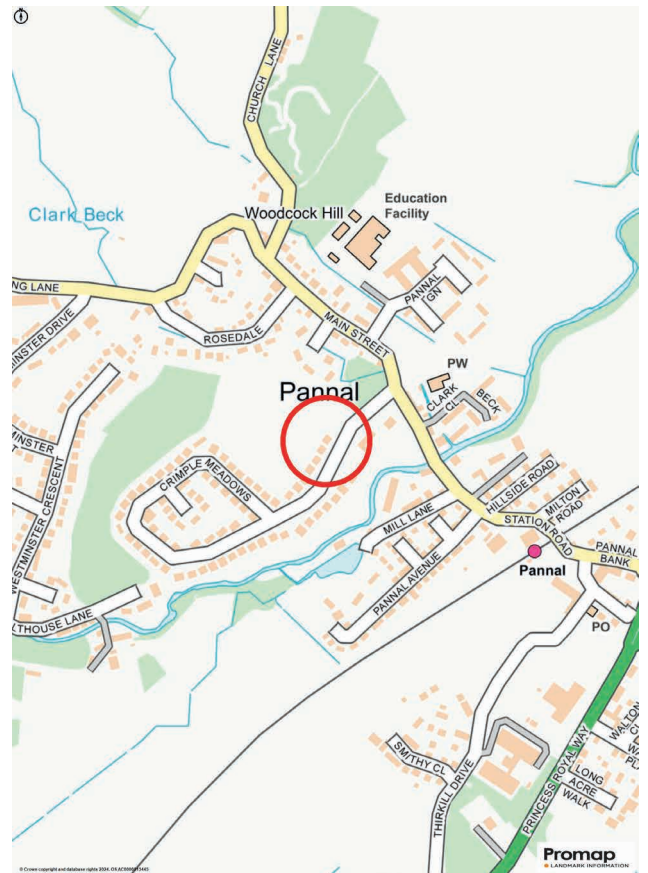
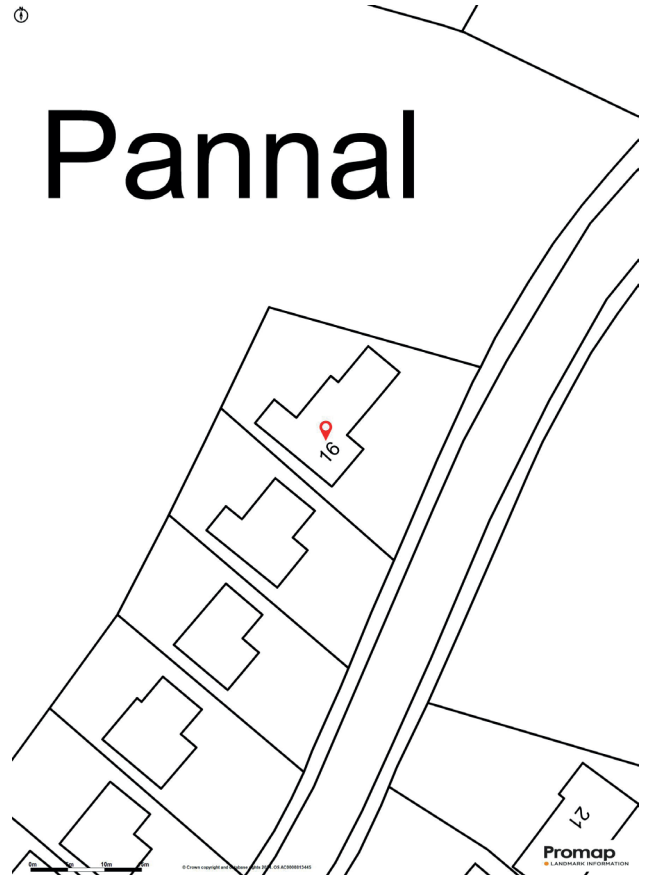
Services

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)	66	81
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		

Harrogate

26 Albert Street, Harrogate
North Yorkshire, HG1 1JT

Sales 01423 562 531
Lettings 01423 530 000

sales@verityfearson.co.uk
verityfearson.co.uk





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verityfearson.co.uk