



VERITY
FREARSON

50 WALTON PARK, PANNAL, HG3 1EJ

£795,000

50 WALTON PARK,

Pannal, Harrogate, HG3 1EJ

A most impressive four-bedroom detached home, which has been extended to reveal stunning modern living space appointed to a high standard and with an attractive landscaped garden, within this desirable village on the south side of Harrogate.

This superb modern family home has been updated and modernised to a high standard by the current owners in recent years. On the ground floor there is a most impressive extended kitchen and living area with glazed bi-folding doors leading to the garden and a high-quality fitted kitchen with island and breakfast bar and high-end fitted appliances. The living accommodation also provides two reception rooms as well as a ground-floor office, utility and WC. Upstairs, there are four bedrooms, including the main bedroom with walk-in wardrobe and ensuite, and a modern bathroom.

The property occupies a generous plot and has an attractive landscaped garden with lawn and various sitting areas and a driveway provides parking and leads to an integral double garage with electric door.



Sitting Room · Dining Room · Living Kitchen · Cloakroom · Office · Utility

4 Bedrooms · En-Suite · Bathroom

Off-Road Parking · Double Garage · Garden







ACCOMMODATION

GROUND FLOOR

RECEPTION HALL

A spacious reception hall with tiled flooring and fitted storage area.

SITTING ROOM

With wood-burning stove and glazed doors leading to the garden.

DINING ROOM

A further large reception room with built-in secret desk and cupboards.

CLOAKROOM

With WC and basin. Fitted to storage.

OFFICE

Providing a useful workspace.

LIVING KITCHEN

A stunning open-plan living space with sitting / dining areas and glazed bi-folding doors leading to the garden. Sitting area with fitted media wall and electric wall mounted insert electric fire. The stylish kitchen kitchen, by Harrogate Homes, comprises a range of fitted units with island and breakfast bar. Integrated Miele appliances with induction hob, double ovens, and warming drawers. Full-height integrated freezer, and dishwasher. Built-in pantry cupboard. Skylight windows.

UTILITY ROOM

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

FIRST FLOOR

BEDROOMS

There are four good sized bedrooms on the first floor, three of which have fitted wardrobes, including the main bedroom, which has a walk-in wardrobe and ensuite.

BATHROOM

A white suite comprising WC, basin and large bath with shower above. Heated towel rail.

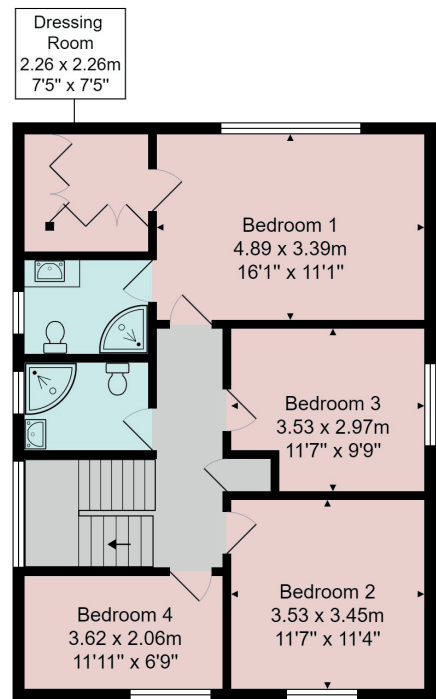
EN-SUITE SHOWER ROOM

A modern white suite comprising WC, basin set with a vanity unit and shower. Heated towel rail.

FLOOR PLAN



Ground Floor



First Floor

Total Area: 237.2 m² ... 2553 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

A drive provides parking and leads to an integral garage with light, power, electric door and hot and cold water taps. There is a large and attractive landscaped rear garden with lawn, patios and planted borders. Summer house, log store and shed. Outdoor power points.

Position

Walton Park is a desirable location within the sought-after village of Pannal, which is well served by excellent local amenities such as a primary school, shops and excellent transport links including Pannal railway station that provides access to Leeds, Harrogate, York and beyond.

Agent's Note

Central heating is on two separate loops, operated by Nest.

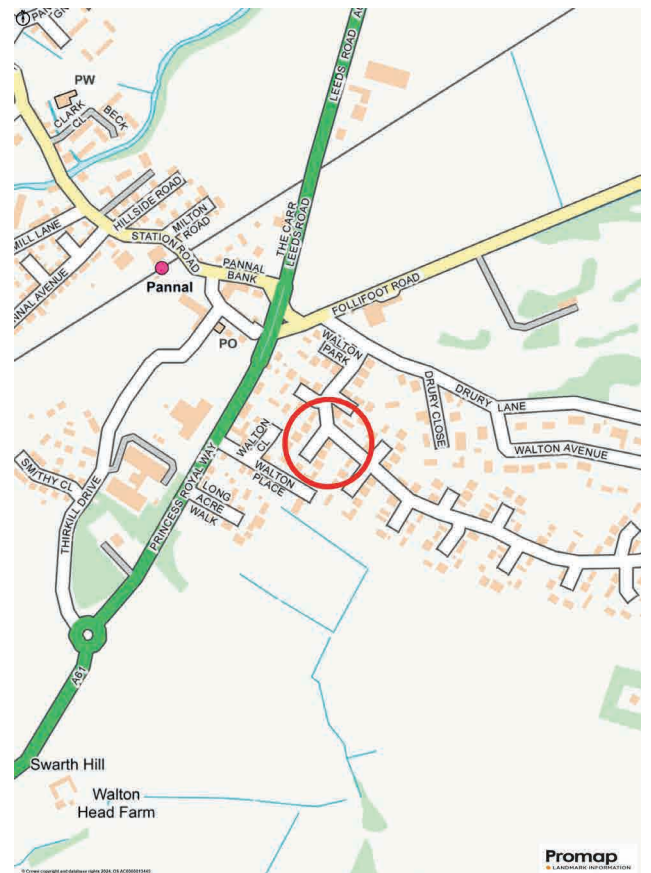
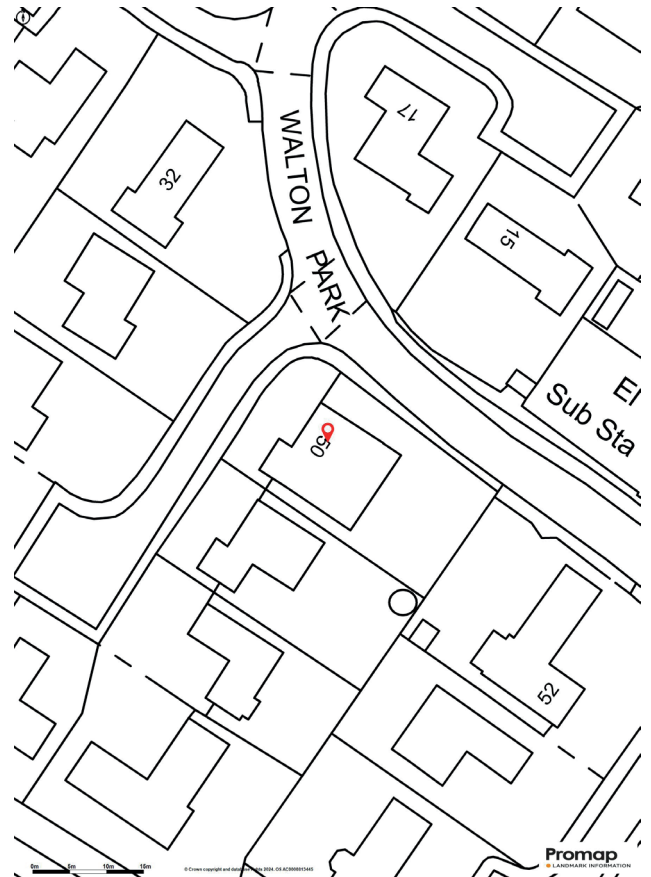
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - F



Harrogate

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