



VERITY
FREARSON

72 WALTON PARK, PANNAL, HG3 1EJ

GUIDE PRICE £800,000

72 WALTON PARK,

Pannal, HG3 1EJ

A most impressive four-bedroom detached home which has been extended to reveal spacious and flexible modern living space with an attractive landscaped garden, situated in this desirable village on the south side of Harrogate.

On the ground floor there is a spacious reception hallway which leads to a stunning open-plan modern kitchen and living area with space for sitting and dining and a stunning modern fitted kitchen with quartz, worktops, island, and breakfast bar. There is a large reception room together with a study, useful boot room, utility and downstairs WC. On the first floor, there are four good-sized bedrooms, a modern bathroom and en-suite shower room. A driveway provides ample parking and leads to the double garage with electric door and there is an attractive garden with southwest-facing aspect, lawn, patio and summerhouse.

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.



Lounge · Sitting Room · Kitchen · Utility · WC · Boot Room

4 Bedrooms · Bathroom · En-Suite

Ample Off-Road Parking · Double Garage · Garden







ACCOMMODATION

GROUND FLOOR RECEPTION HALL

SITTING ROOM

A large reception room with glazed door leading to the garden.

LIVING KITCHEN

A stunning open-plan kitchen and living space with sitting and dining areas, media wall and contemporary electric fire, bay window and glazed doors leading to the garden.

The kitchen comprises a range of quality fitted units with quartz worktop, island, and breakfast bar. Sink with Quooker instant hot-water tap. Induction hob, integrated double ovens and combination microwave, dishwasher, full-height fridge and freezer and under-counter drinks fridge.

STUDY

Providing a useful workspace.

BOOT ROOM

A useful additional storage area for coats and shoes situated off the reception hall. Potential to use as self-contained office / workspace if required.

CLOAKROOM

With WC and washbasin.

UTILITY

With fitted units and space and plumbing for washing machine and tumble dryer.

FIRST FLOOR

BEDROOM 1

A large double bedroom with fitted wardrobes and ensuite.

EN-SUITE

A modern white suite comprising WC, washbasin set within a vanity unit, and shower.

BEDROOM 2

A double bedroom with fitted wardrobes.

BEDROOM 3

A double bedroom with fitted wardrobes.

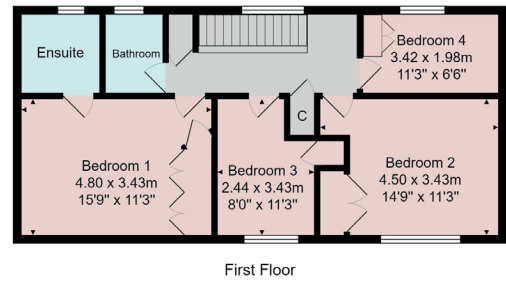
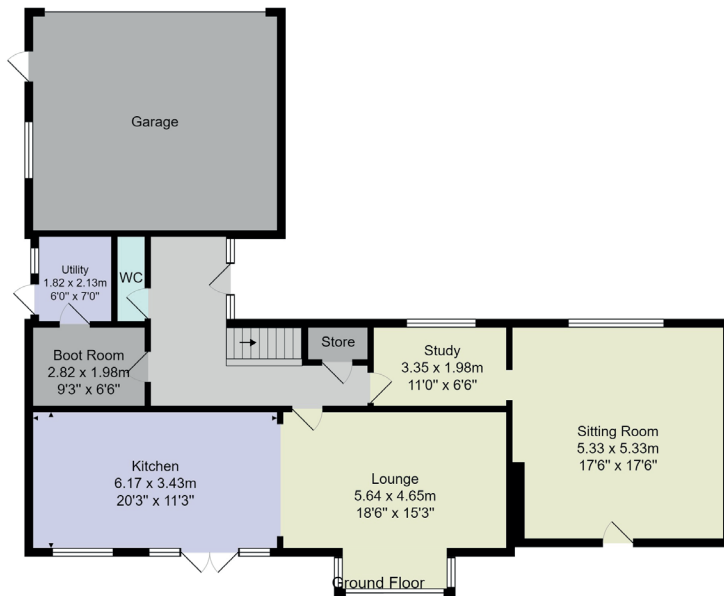
BEDROOM 4

A further bedroom with fitted wardrobes.

BATHROOM

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

FLOOR PLAN



Total Area: 210.7 m² ... 2267 ft²

All measurements are approximate and for display purposes only.

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Outside

A driveway provides parking and leads to a double garage with remote-controlled electric door, power, lighting, electric car charging point and water. To the rear of the property, there is an attractive garden with a southwest-facing aspect, lawn, paved sitting areas, useful garden shed/stores and summerhouse.

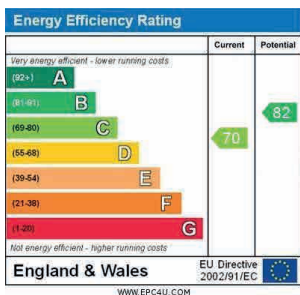
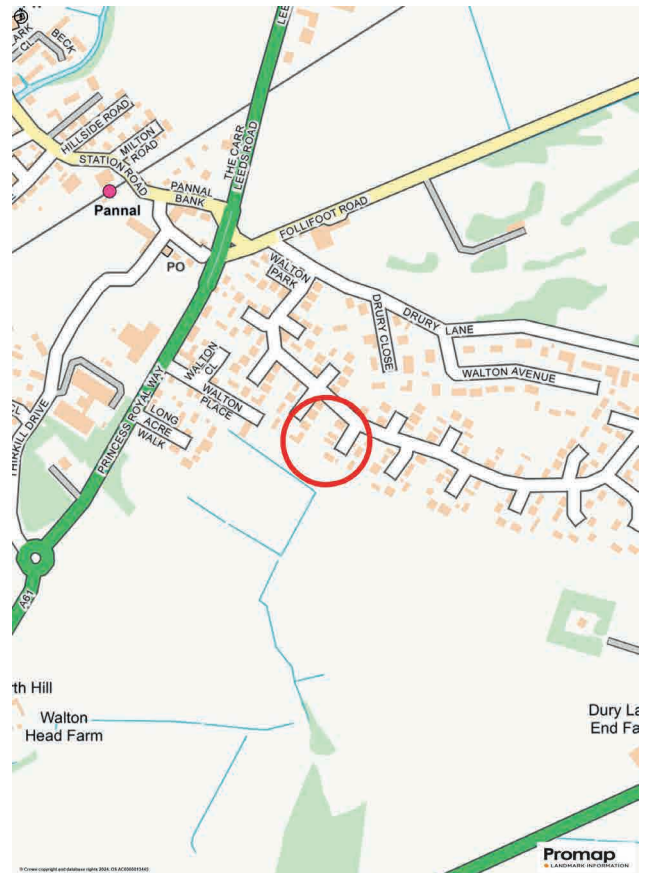
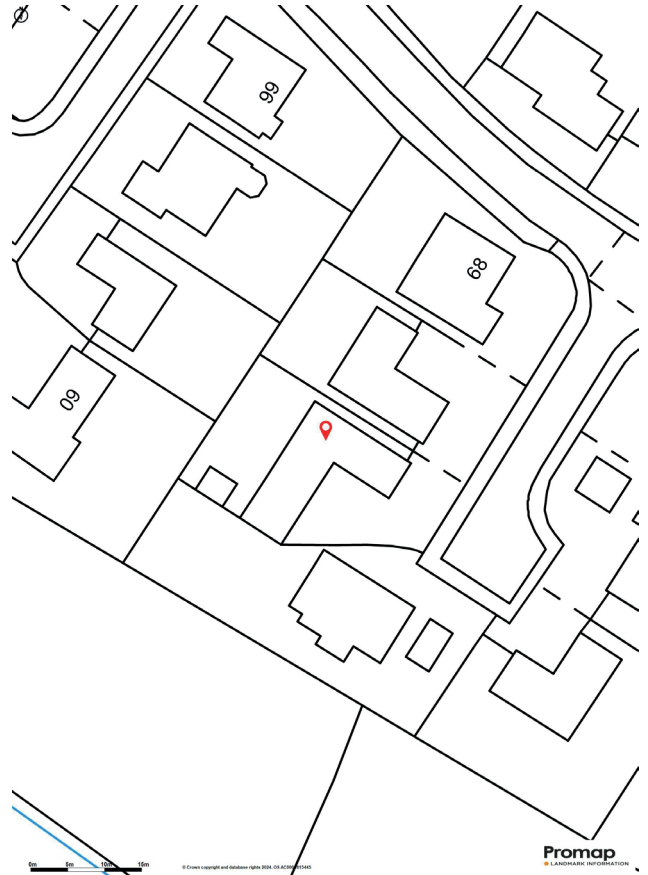
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - F



Harrogate

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