



VERITY
FREARSON

2 SMITHY CLOSE, PANNAL, HG3 1GA

£629,950

2 SMITHY CLOSE,

Pannal, HG3 1GA

A fantastic opportunity to purchase a beautifully presented 4 bedroom detached property within the sought after south side village of Pannal. This modern property is sold with the benefit of 5 years remaining on the builders guarantee.

The property provides immaculately presented accommodation containing a large living room, stylish modern dining/kitchen with utility area, a snug/study area and downstairs WC.

Moving upstairs the property provides 4 good sized bedrooms, 1 of which with en-suite facilities and a family bathroom.

Smithy Close forms part of a new development in the desirable village of Pannal, to the south side of Harrogate. The village of Pannal has a number of amenities to offer all within walking distance. These include shops, a railway station, a well regarded primary school and a bus to Harrogate, Leeds and Ripon.



Dining Kitchen/Family Room · Sitting Room · Study/Snug · WC

4 Bedrooms · En-Suite · Bathroom

Off-Road Parking · Garage · Garden







ACCOMMODATION

GROUND FLOOR

Entrance hall, leading to:

LIVING ROOM

A large living room with bay window to the front.

SNUG/STUDY

A convenient work space or snug area with window to the front.

KITCHEN DINER/FAMILY ROOM

A modern kitchen suite comprising electric hob with extractor fan above, fitted electric oven and microwave and a fitted dishwasher, window and patio doors to the rear.

UTILITY

A small room off the kitchen housing the boiler and space for a washing machine. Door to the side of the property.

FIRST FLOOR

BEDROOM 1

Good sized bedroom with windows to front, fitted and en-suite.

BEDROOM 2

Another good sized bedroom with fitted wardrobe and window to the front.

BEDROOM 3

Another generous bedroom with fitted wardrobes and window to the rear.

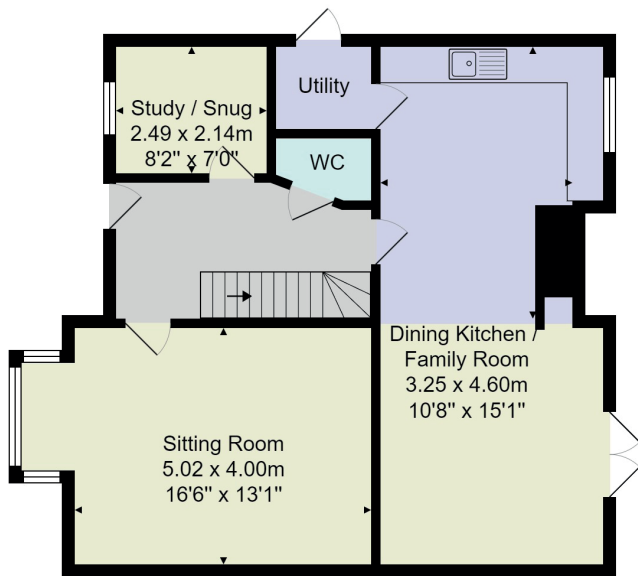
BEDROOM 4

A good sized bedroom with window to the rear.

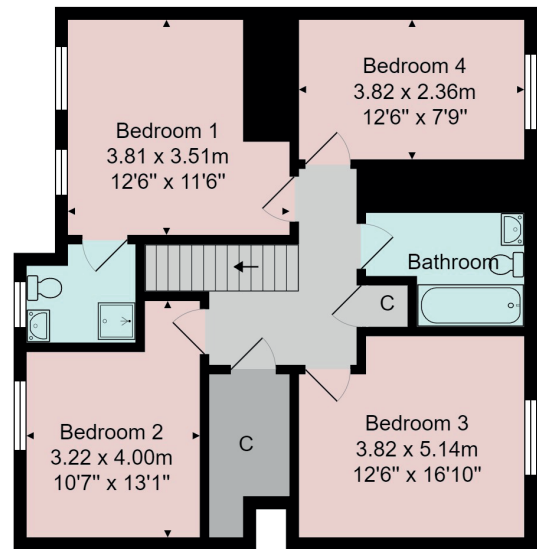
FAMILY BATHROOM

A white suite comprising bath, shower, wash basin, W/C and heated towel rail, window to the rear.

FLOOR PLAN



Ground Floor



First Floor

Total Area: 145.9 m² ... 1570 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

Garage.
Small front garden, driveway with space for 2 cars.

South facing rear garden with views, partially paved.

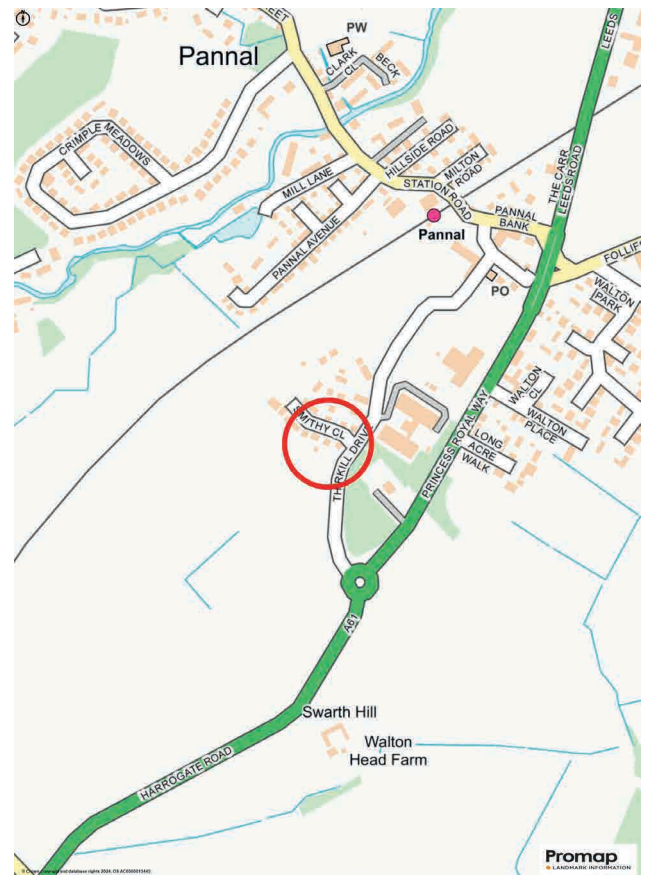
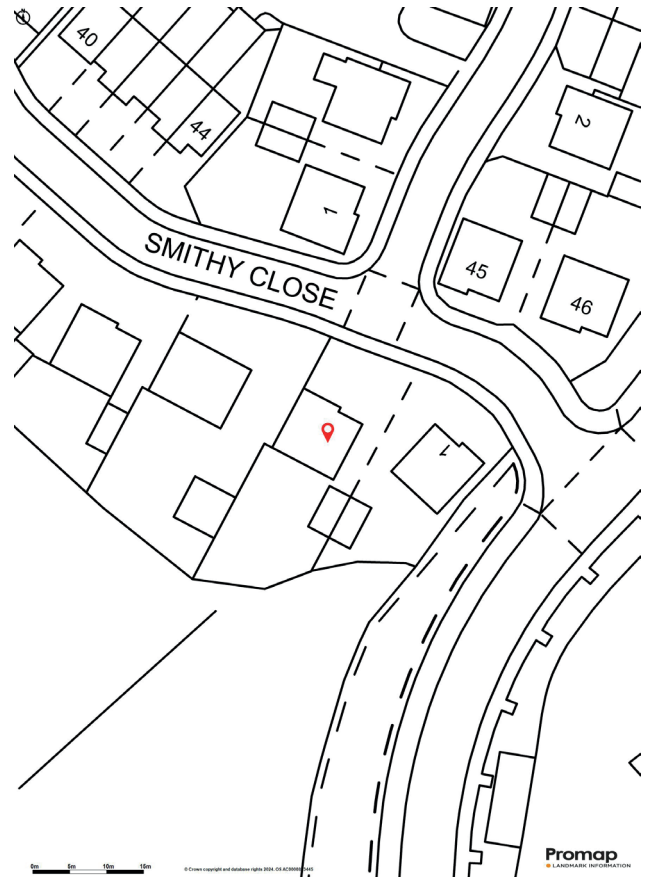
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - F



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		84
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

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