



11 Pannal Avenue, Pannal, Harrogate, North Yorkshire, HG3 1JR

£525,000

Guide Price

## 11 Pannal Avenue, Pannal, Harrogate, HG3 1JR

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A beautifully presented and spacious four bedroom property with driveway and attractive garden, situated within the heart of this desirable village which is well served by excellent local amenities.

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This super property provides generous and flexible accommodation which is appointed to a high standard. On the ground floor there is a sitting room together with a stunning open plan living kitchen with quality modern kitchen, sitting and dining areas and glazed doors leading to the garden. There is also a useful utility room, modern bathroom and two ground floor bedrooms. On the first floor are two further double bedrooms, each with ensuite shower rooms.

The property has a block paved drive together with an attractive garden and is situated in this desirable location within the heart of the popular village of Pannal, which is located on the south side of Harrogate and has excellent local amenities including shop, primary school, railway station and regular bus service.







### **SITTING ROOM**

A spacious reception room with media wall and fitted units with electric fire.

### **LIVING KITCHEN**

A stunning open kitchen and living space with sitting and dining areas with glazed sliding doors leading to the garden. The kitchen comprises a range of fitted units with worktop and breakfast bar. Integrated induction hob, double oven, fridge/freezer and dishwasher.

### **UTILITY**

Providing useful storage area with worktop and sink, space and plumbing for washing machine and tumble dryer.

### **BEDROOM 3**

A double bedroom with window to side.

### **BEDROOM 4**

A further bedroom or office.

### **BATHROOM**

A modern white suite comprising WC, basin set within a vanity unit, bath and shower. Tiled walls and floor. Heated towel rail.

### **FIRST FLOOR**

#### **BEDROOM 1**

A double bedroom with fitted wardrobes and ensuite.

#### **ENSUITE 1**

With WC, basin and shower.

#### **BEDROOM 2**

A double bedroom with ensuite.

#### **ENSUITE 2**

With WC, basin and shower.

### **OUTSIDE**

A drive provides parking and there is an electric vehicle charging point. To the rear of the property there is a large and attractive garden with lawn and decked sitting areas. Timber garden shed with power.

**Tenure** - Freehold

**Council Tax Band** - D

**EPC** - D





All measurements are approximate and for display purposes only.  
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