



1 Hillside Road, Pannal, Harrogate, North Yorkshire, HG3 1JP

£475,000

Offers Over

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A most attractive and beautifully presented semi-detached family home, offering modern and extended accommodation arranged over three storeys, situated in the very heart of this incredibly popular south side village.

This superb home has been thoughtfully improved to provide stylish and flexible living space, ideal for modern family life. The property benefits from gas-fired central heating and sealed-unit double glazing throughout and occupies a prime village position within easy walking distance of a railway station, local shops, golf club and a wide range of everyday amenities. It is also ideally placed for commuters, with excellent access to the region's road and rail networks.

The property occupies a delightful position within this highly sought-after semi-rural village, well served by excellent local amenities including a church, primary school, dentist, doctor's surgery, convenience store and public house, making this an ideal location for families and commuters alike.





GROUND FLOOR

The ground-floor accommodation comprises a welcoming reception hall leading through to a generous sitting room with bay window to the front, fitted cabinets and an attractive gas stove. This opens into a formal dining room, creating an excellent flowing living and entertaining space. To the rear there is a fabulous, refitted breakfast kitchen, finished to a high standard with quartz worktops and a range of modern fitted units together with integrated appliances with underfloor heating. There is also a useful downstairs WC.



FIRST FLOOR

On the first floor there are three well-proportioned bedrooms, served by a modern house bathroom with bath and shower above.

SECOND FLOOR

The second floor provides a useful occasional room, currently utilised as a home office, offering flexible additional space to suit a variety of needs.

OUTSIDE

A wide driveway to the front provides ample off-street parking. To the side and rear of the property there is a low-maintenance paved patio garden with artificial grass ideal for outdoor entertaining and al fresco dining.

Tenure - Freehold

Council Tax Band - D

EPC - D





Total Area: 107.0 m² ... 1152 ft² (excluding loft room, eaves storage)

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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