



## 8 Pannal Ash Close, Harrogate

£425,000



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A spacious and well-presented three-bedroom semi-detached house with driveway parking and a garden office, situated in a quiet yet highly convenient position on the south side of Harrogate.

This excellent home offers generous and flexible living space with a spacious sitting room, modern dining kitchen and downstairs WC. Upstairs there are three good-sized bedrooms and a contemporary bathroom. Externally, the property benefits from driveway parking, an attractive rear garden, and a converted garage providing an insulated garden room, ideal as a home office or gym.

Pannal Ash Close is a quiet cul-de-sac just off Pannal Ash Road, well placed for sought-after primary and secondary schools, excellent local amenities and within walking distance of the Stray and Harrogate town centre.

#### OUTSIDE

A driveway provides parking and leads to a single garage which has been converted to provide a fully insulated garden room, ideal as a home office or gym, together with a useful store. There is additional storage space above the garage accessed via a fixed ladder.

To the rear of the property there is an attractive paved garden with planted borders, providing an excellent outdoor sitting and entertaining area.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D



#### SITTING ROOM

A spacious reception room with bay window to front and attractive fireplace with living flame gas fire.

#### DINING KITCHEN

A well-proportioned kitchen and dining area with glazed doors leading to the garden. The kitchen comprises a range of fitted wall and base units with gas hob, double oven and space and plumbing for appliances.

#### CLOAKROOM

With WC and basin.

#### FIRST FLOOR

#### BEDROOMS

There are three good-sized bedrooms on the first floor.

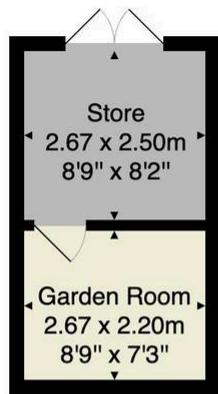
#### BATHROOM

A modern white suite comprising WC, twin basins and shower.

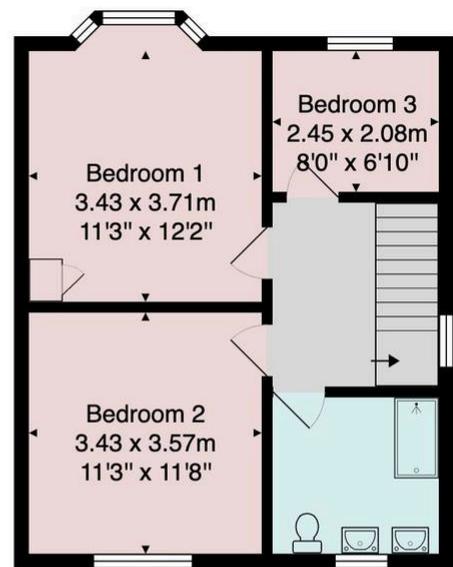
#### LOFT

A pull-down ladder provides access to a large, part-boarded loft providing useful storage space.





Ground Floor



First Floor

Total Area: 91.1 m<sup>2</sup> ... 980 ft<sup>2</sup> (excluding store, garden room)

All measurements are approximate and for display purposes only.

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