



VERITY
FREARSON

4 PANNAL ASH DRIVE, HARROGATE, HG2 0JB

OFFERS OVER £800,000

4 PANNAL ASH DRIVE,

Harrogate, HG2 0JB

A most impressive four-bedroomed detached house which has been modernised and extended to now reveal spacious and well-appointed accommodation together with a garden and garage, in this desirable location close to excellent local schools.

This super property has been modernised and extended in recent years by the current owners and now reveals stylish accommodation comprising a reception hall with double-height vaulted ceilings and oak-and-glazed staircase leading up to four double bedrooms, including a master suite with en-suite, plus a modern house bathroom. On the ground floor there are two reception rooms plus a stunning living kitchen with a modern kitchen units, under-floor heating and glazed sliding doors lead to the garden. There is also a generous driveway, garage and garden with southwest-facing aspect.

The property is situated on this quiet road within a desirable location, close to amenities which include excellent primary and secondary schools including Harrogate Grammar School, and is within easy walking distance of the shops on Cold Bath Road, the Stray and Harrogate town centre.



3 Reception Rooms · Living Kitchen · Utility Room

4 Bedrooms · En-Suite Shower Room · House Bathroom · Ground-Floor Shower Room

Single Garage · Ample Off-Road Parking · Lawned Gardens With Southwest-Facing Aspect







ACCOMMODATION

GROUND FLOOR

SPACIOUS RECEPTION HALL

With double-height vaulted ceiling, tiled-floor with under-floor heating and oak staircase leading to the first floor. Under-stairs cupboard.

SITTING ROOM

A spacious reception room with window to front, tiled floor with under-floor heating and wood-burning stove.

DINING ROOM

A further reception room with bay window to front and tiled floor.

SNUG / STUDY

A versatile room with doors leading to both the kitchen and sitting room. Skylight window and under-floor heating.

SHOWER ROOM

With low-level WC, washbasin set within a vanity unit, and large shower. Tiling to walls and floor.

LIVING KITCHEN

A stunning open-plan living space with under-floor heating, skylight windows and fully glazed sliding doors leading to the garden. Sitting space and dining area. The kitchen comprises a range of modern fitted units, island and sink with boiling-water tap. Gas and induction hobs with extractor above, integrated electric oven, microwave oven and warming drawer, dishwasher, fridge and freezer.

UTILITY ROOM

Plumbing for washing machine and space for a fridge.

FIRST FLOOR

BEDROOM 1

A double bedroom with window to front and skylight windows. Walk-in wardrobe and under-floor heating.

EN-SUITE BATHROOM

With low-level WC, washbasin set within a vanity unit, free-standing bath and large walk-in shower. Window to rear. Tiled walls and tiled floor with under-floor heating.

BEDROOM 2

A double bedroom with bay window to front.

BEDROOM 3

A double bedroom with window to front.

BEDROOM 4

A further double bedroom with windows to side and fitted cupboard.

BATHROOM

Modern white suite comprising low-level WC, washbasin, free-standing bath and large walk-in shower. Window to rear. Tiled walls and tiled floor with under-floor heating.

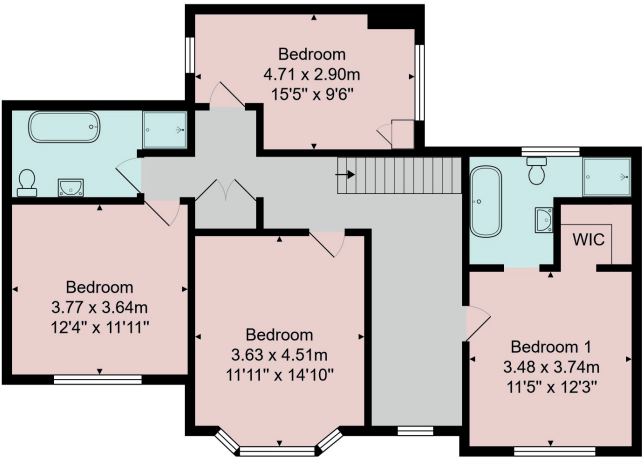
FLOOR PLAN



Ground Floor

Total Area: 208.1 m² ... 2240 ft²

All measurements are approximate and for display purposes only.
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First Floor

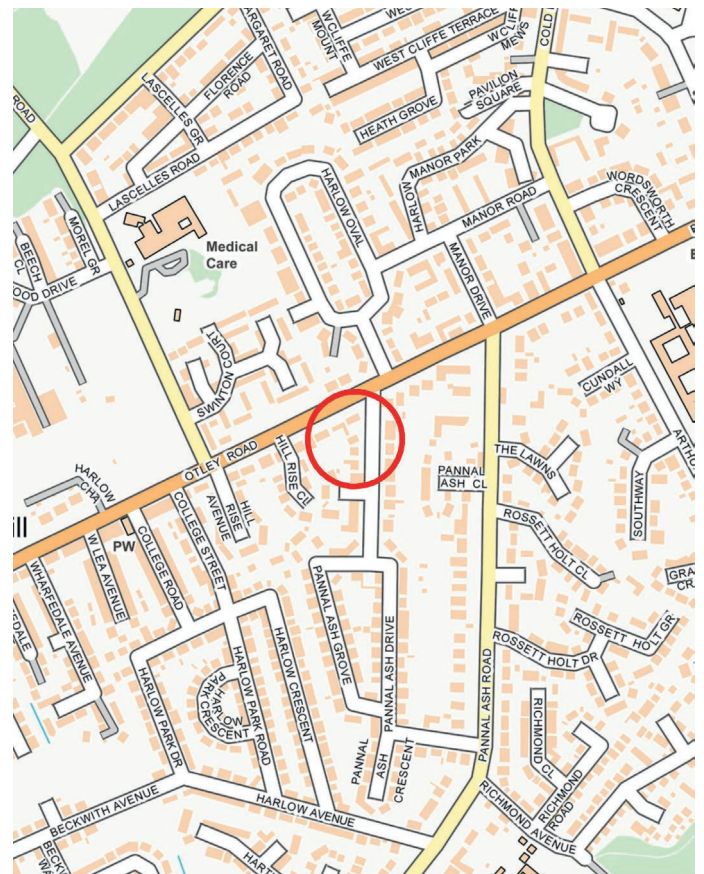
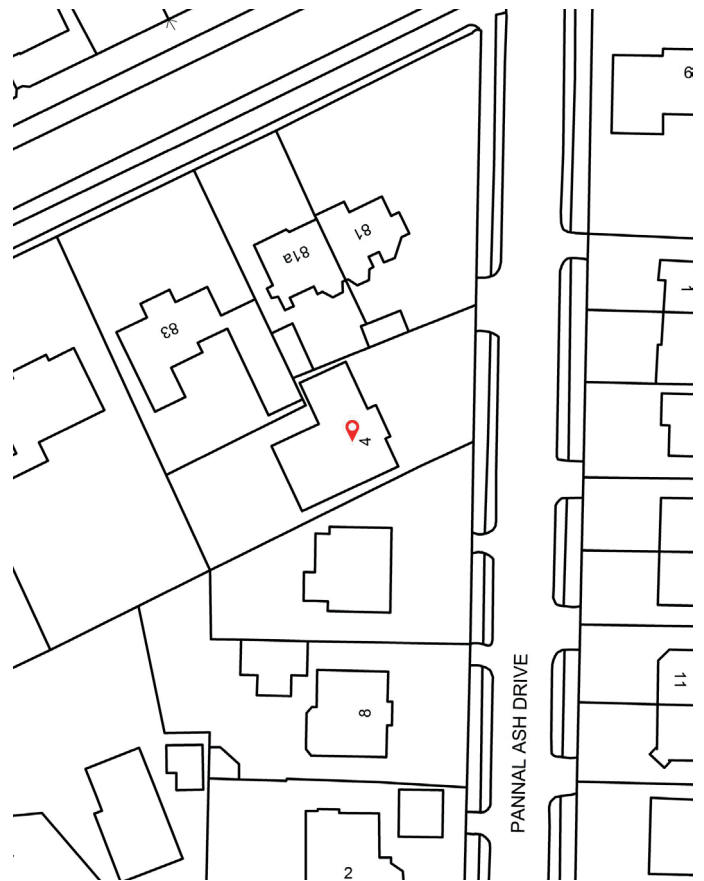
Outside

A driveway provides ample off-road parking and leads to a garage with power and light. To the rear there is an attractive lawned garden with decked sitting area, having a southwest-facing aspect. External power points and water tap.

Services

All mains connected.

Council Tax Band: E



Harrogate

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