

Floor Plan



Energy Performance Certificate

| Energy Efficiency Rating | | |
|--|-------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |

Directions

Proceed out of Harrogate on the A 61 Leeds Road. After the Mercedes garage take the first left turning at the traffic lights. Take the first right turning before Pannal golf club and second right into Drury Close where the property is easily found on the right hand side clearly marked by a Hopkinsons for sale board.

Council Tax Band G Tenure Freehold

Agents Notes

We do not set out to avoid our civil and criminal liabilities by using clever use of word or photography however it is not always possible for us to guarantee that everything in our sales material is accurate. We strongly recommend that prospective purchasers seek their own professional advice. No responsibility can be accepted for any expenses incurred by intending Purchasers. We do not check or guarantee the condition of appliances, services or equipment. Equally any verbal statement from our staff forms no point of a contract. If you require written confirmation on any point we will gladly assist.



£1,149,000

2 Drury Close, Pannal, Harrogate, HG3 1EU

4 Bedroom Bungalow - Detached

A beautiful and substantial bungalow occupying a most prestigious private plot in one of Harrogate's most sought-after locations, close to Pannal Golf Club, railway station and with excellent road links. NO CHAIN INVOLVED.



HOPKINSONS
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Description

The Property

This large and well-planned bungalow is located in the village of Pannal, on the desirable southern fringes of Harrogate. Drury Close is a quiet tree lined cul-de-sac of prestigious detached homes, offering both space and privacy. The light and airy accommodation offers unusually spacious single-level living, with full gas central heating.

It is accessed at the front via a covered entrance porch and inviting reception hall with useful cloak/storage cupboards. The spacious lounge with feature fireplace opens up into a beautiful glazed Orangery that makes the most of the rear privacy, patio doors leading out to the terrace and well-kept gardens stocked with specimen plants, fruit trees and shrubs. There is a central breakfast kitchen which offers multiple storage cupboards, many illuminated, work surfaces, a breakfast bar, a host of integrated appliances, as well as a chef's pantry and an Aga. The spacious connecting dining room is perfect for those that like to entertain. From the lounge there is a snug which provides a comfortable separate TV area, with further sliding patio doors, and a connecting study or bedroom four.

The bedroom accommodation is flexibly arranged and features a Master bedroom suite at the rear of the property, with a range of fitted wardrobes and dressing area. Windows to two sides privately overlook the greenery of the rear gardens. Additionally, the ensuite bathroom offers shower over the bath, and a shelved airing/linen cupboard. There are two further bedrooms, separated by a house bathroom with both bath and walk-in shower. Bedroom 2 also offers a full-width range of fitted wardrobes and storage.

In addition, there is a useful laundry/utility room with further fitted storage cupboards, integrated freezer, sink and American style fridge freezer. This leads to a covered side entrance door, with further doors to both the driveway/front garden, and the double garage. The garage features remote controlled up and over door, shelving, and also an internal gardener's toilet. To the rear is a useful attached external store.

Internal inspection is strongly recommended.

Outside

The property is set on a large plot and is surrounded by lawns and gardens that have been cultivated over many years, with borders and hedges for privacy. A timber garden shed provides storage for tools and garden machinery. The large, paved terrace to the rear provides plenty of space for outside furniture and barbeque. There is ample private parking both on the driveway and alongside the house on one side.

Surrounding Area

The popular village of Pannal is located just 2.5 miles south of the centre of Harrogate, in the picturesque Crimble valley, close to the landmark viaduct. Within a short walking distance of Drury Close, there is a village shop/Post Office, train station, and Co-op supermarket. Pannal Golf Club is even closer, accessed through a handy gate opposite Drury Close.

A drive into Harrogate passes Weeton's Food Hall and Café, Marks & Spencer's Food Hall, and shops catering for most daily needs on the Leeds Road parade of shops. Harrogate itself offers the beautiful open spaces of the 200 acre Stray, along with the famous Valley Gardens, and a multitude of cafes, bars and restaurants.

Transport links direct from Pannal are superb, with road links to the A1/M1, regular buses at the end of the road to Leeds, Harrogate, Ripon and Leeds/Bradford airport, and rail connections from Pannal Station to Harrogate, Leeds, York, London and Edinburgh.

