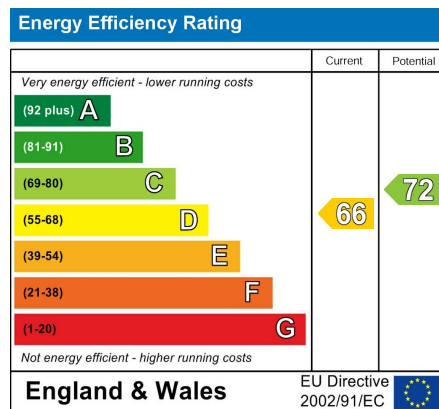


Floor Plan



Energy Performance Certificate



Directions

From the Prince of Wales roundabout proceed out of Harrogate up Otley Road passing Harrogate Grammar School on your left hand side. Continue straight on at the first set of lights and then take the next left onto Pannal Ash Road and then turn right onto Pannal Ash Drive where the property is easily found on your right hand side.

Council Tax Band E 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.



£725,000

79 Pannal Ash Drive, Harrogate, HG2 0HX

4 Bedroom House with Annexe

**A very well presented four bedrooms extended family home benefiting from a separate annexe and superb location on the south side of Harrogate with Primary School and Secondary schooling options within walking distance. NO ONWARD CHAIN.**



**HOPKINSONS**  
ESTATE AGENTS

16 Princes Street, Harrogate, HG1 1NH  
Telephone: 01423 501 201  
info@hopkinsons.net

## Description

### The Property

With gas fired central heating and double glazing the living accommodation comprises of an entrance hall, bay fronted lounge with feature fireplace, second reception room with feature fireplace, modern fitted kitchen with granite worktops, integrated dishwasher, plumbing for washing machine, gas hob, double oven and dining area with a vaulted ceiling and double doors leading out onto a patio area creating a fantastic entertaining space. There is an integral access door into the one bedroom annex which includes a recently fitted kitchen with integrated appliances, bathroom with shower over the bath, w/c and there is a spacious lounge/bedroom. The annex offers additional living accommodation for a dependant relative, or could also be used as a studio or home working but also could be used as an air bnb for additional income.

On the first floor the landing leads to the master bedroom, second and third double bedrooms and a modern house bathroom with separate bath, walk-in shower, and hand basin and w/c.

### Outside

Outside there are well maintained gardens on a large corner plot with a lawn, hedging which create privacy, well stocked flower beds and a patio area which is ideal for entertaining and there is also a good size driveway offering off street parking for multiple vehicles.

### Surrounding Area

Benefiting from a superb location on the south side of Harrogate with fantastic primary and secondary school options, a wide range of amenities close by and a regular bus service into the centre of Harrogate where there are further amenities, restaurants, bars and great transport links to Leeds, York and London Kings Cross by rail and a regular bus service to Harrogate and it's surrounding areas.

AGENTS NOTES: Subject to necessary consents, there is space to create additional living space in the roof area

