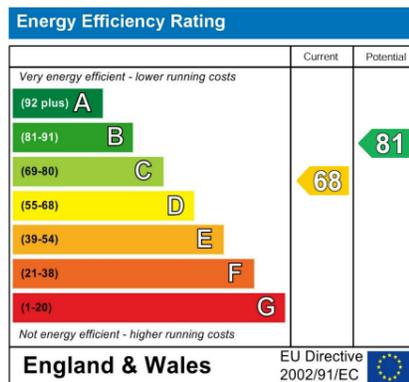


Floor Plan



TOTAL FLOOR AREA: 1501 sq.ft. (139.4 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Metropix ©2022

Energy Performance Certificate



Directions

Proceed up Otley Road and turn left into Pannal Ash Drive. At the head turn right into Pannal Ash Grove where the property is easily found on the left-hand side marked by a Hopkinsons for sale board.

Council Tax Band Tenure Freehold

Agents Notes
 We do not set out to avoid our civil and criminal liabilities by using clever use of word & 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.



Price Guide £525,000

7 Pannal Ash Grove, Harrogate, HG2 0HY

4 Bedroom House - Semi-Detached

A beautifully presented four bedroomed extended semi-detached house which has been updated to a high standard and is located in a popular location close to excellent schooling options.



HOPKINSONS
 ESTATE AGENTS

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

Description

With an updated gas-fired central heating boiler, and replacement windows the property has been appointed to a high standard and houses a spacious feel arranged over three floors.

The commendation briefly comprises an entrance porch, reception hall sitting room, superb open plan living kitchen with a log burning stove to the seating area, and a modern fitted kitchen with integrated appliances that include a dishwasher, microwave oven, and Hob.

There is a separate utility room and guest cloakroom to the side entrance that leads to the driveway.

On the first floor, there are two double bedrooms and a nursery bedroom/home office. There is a spacious updated luxury bathroom with a wide walk-in shower stall.

On the second floor, there is a spacious Master bedroom suite that has useful eaves storage areas and features a spacious and stylish luxury ensuite shower room.

To the front of the property has a generous corner plot with lawn gardens with a high degree of privacy providing an ideal playing area for children and entertaining space for adults.

There is a private driveway and an enclosed rear garden with a patio.

The property is located in one of Harrogate's most sought-after residential areas and is closely situated to popular local schools, and shops and is just a short walk from the popular Cold Bath Road where there is easy walking into the town centre.

