

Smithy Close, Pannal, Harrogate, HG3 1GA

- MODERN TOWNHOUSE IN SOUGHT-AFTER PANNAL
- AMAZING VIEWS OVER PARKLAND & FIELDS
- BALCONY AT FRONT WITH FAR-REACHING VIEWS FROM THE REAR
- UTILITY & DOWNSTAIRS SHOWER ROOM
- STUNNING OPEN-PLAN KITCHEN / LIVING SPACE
- FOUR BEDROOMS / FLEXIBLE LAYOUT
- INTEGRAL GARAGE & DRIVEWAY
- REMAINING BUILDING GUARANTEE

£550,000



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DESCRIPTION

A modern townhouse offering spacious and versatile accommodation, positioned within this popular development in the sought-after village of Pannal, south of Harrogate.

The property benefits from a fantastic layout arranged over three floors, with the standout feature being the impressive open-plan kitchen, dining and living space. The modern kitchen has been finished to a high standard with integrated appliances, whilst the adjoining living area opens onto a balcony enjoying views over the square. The ground floor provides excellent flexibility, with a fourth bedroom which could also work perfectly as a home office or additional reception room. This floor also benefits from a utility room, modern shower room and the added benefit of a lift providing access directly to the first floor living accommodation.

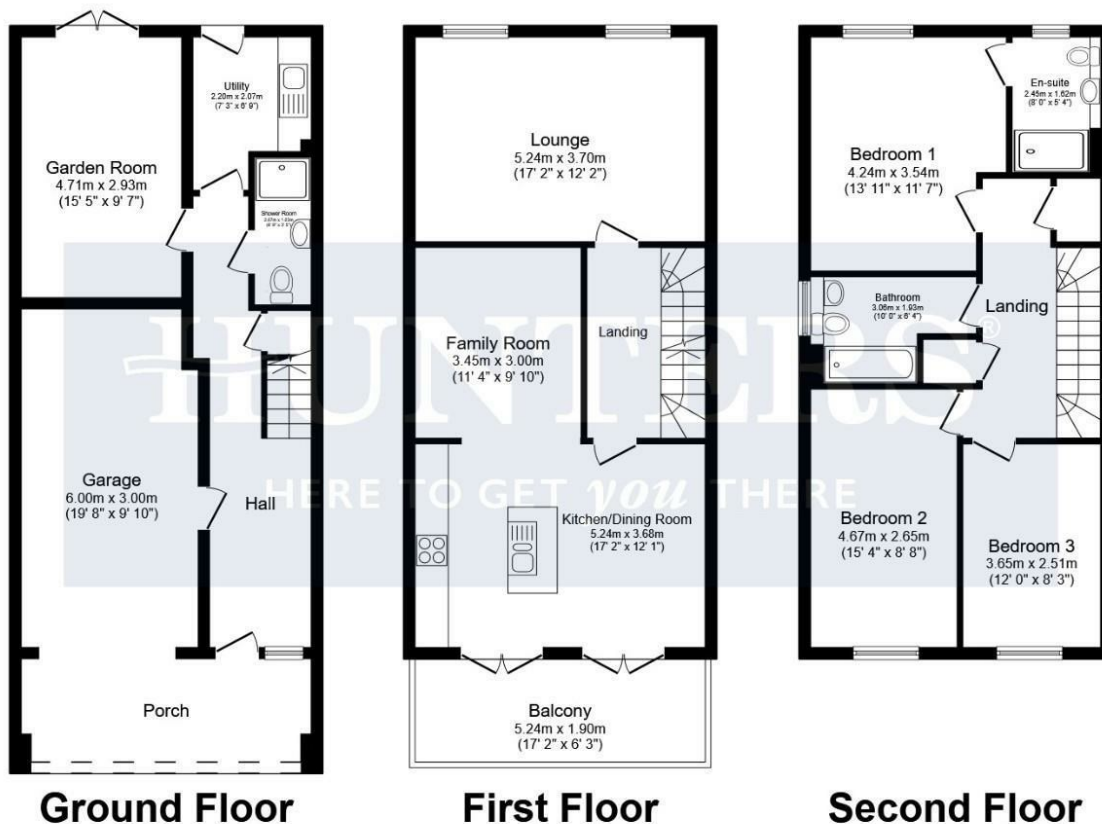
To the first floor there is a spacious sitting room overlooking the rear, providing a separate reception space away from the kitchen area, with magnificent views over the surrounding fields. The lift access also provides additional convenience, making the layout suitable for a range of buyers. The top floor offers three further bedrooms, including a principal bedroom with fitted wardrobes and en-suite shower room, alongside a modern house bathroom. The other two bedrooms also have fitted wardrobes.

Externally, the property has a driveway providing off-street parking and access to the integral garage. To the rear is a garden with lawn and patio area, providing a great space for outdoor dining and entertaining.

The property is located close to Pannal village amenities, including local shops, the railway station, The Post Office and well-regarded primary school. Excellent transport links are available via road and rail. The property benefits from gas central heating, double glazing and was built in 2018 with the remainder of the 10-year building guarantee.







Total floor area 173.4 sq.m. (1,866 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by propertybox.io



Viewings

Please contact harrogate@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.



Regents House, 13-15 Albert Street, Harrogate, HG1 1JX
Tel: 01423 536222 Email: harrogate@hunters.com <https://www.hunters.com>

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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