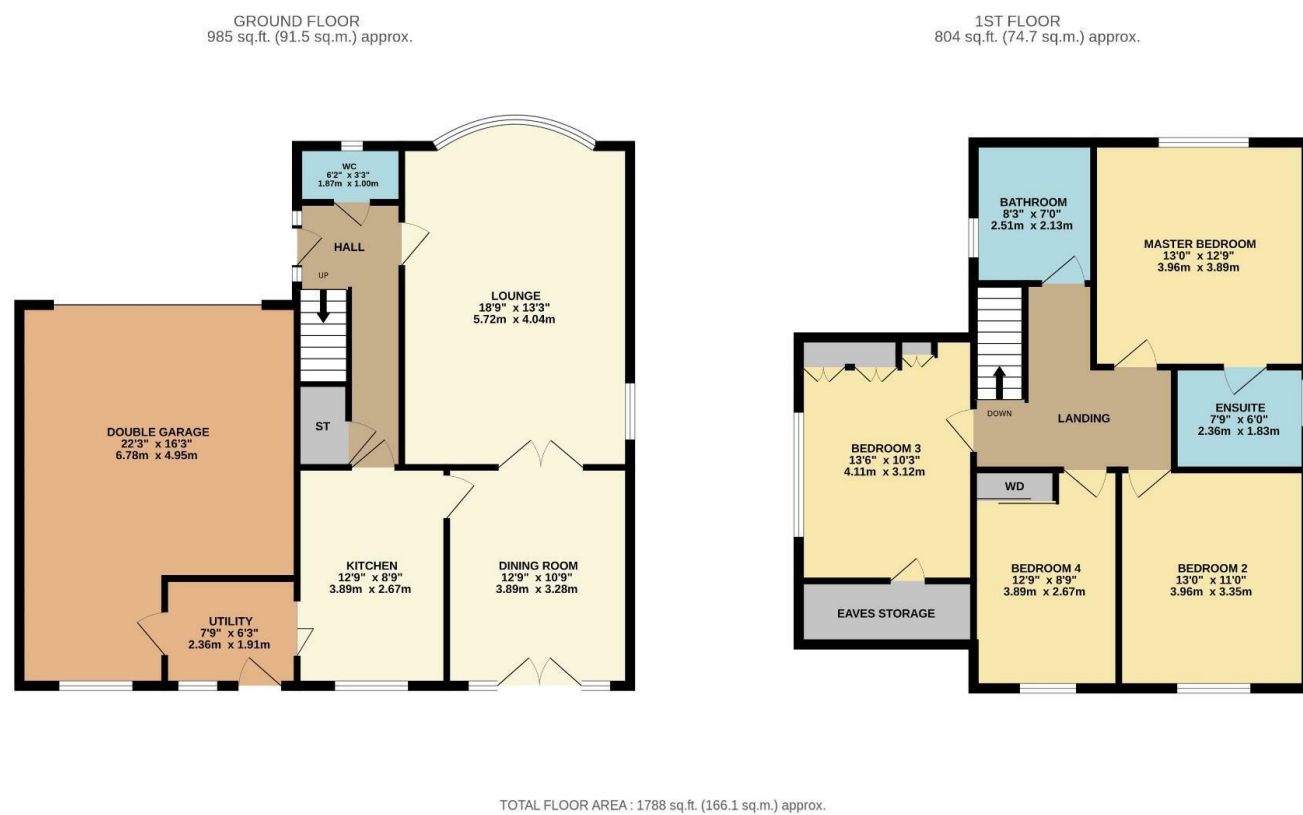
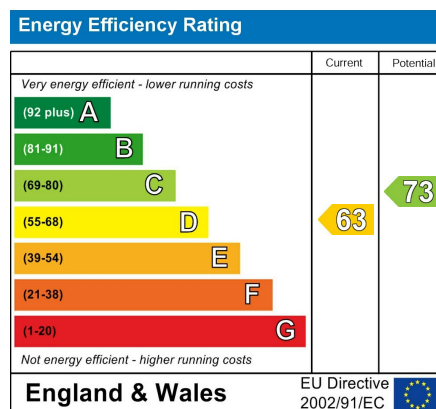


## Floor Plan



## Energy Performance Certificate



### Directions

Proceed out of Harrogate on the main A61 Leeds Road. Turn right after the drive-through, Costa Coffee into Pannal and proceed down Main Street until you reach the church and turn left into Crimble Meadows. The property is easily found on the right hand side clearly 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 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.



## Offers In Excess Of £650,000

20 Crimble Meadows, Pannal, Harrogate, HG3 1EN

## 4 Bedroom House

***A four bedroom double glazed and centrally heated family home located in one of the areas most desirable positions on the favoured south side of Harrogate. No chain involved.***



# HOPKINSONS

E S T A T E  A G E N T S

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



Description

Whilst requiring some updating and modernisation, properties of this nature rarely come onto the open market and particularly in this position with a south to west facing rear garden that joins council maintained playing fields with a play area.

Pannal is a popular village with a highly sort after primary school. It offers a train stop connecting the traveller and commuter to Harrogate, York, Leeds and London.

The property briefly comprises: Reception hall with useful under stairs storage, a guest cloakroom, spacious lounge and connecting dining room. There is the original kitchen that incorporates a double oven, grill and 4 ring hob. There is a separate utility room with an access door to the rear garden and another to the integral double garage that houses a Worcester Combi gas fired boiler. The garage is also accessed to the front by a remote-controlled up and over double width entrance door.

On the first floor, there is a spacious landing that offers access to a Master bedroom with fitted bedroom furniture and ensuite shower room. There are three further double bedrooms all of which offer fitted wardrobes. Finally there is a house bathroom with a three-piece suite.

The outside of the property features a block paved driveway providing access to the integral garage. There are well maintained shaped lawned gardens to the front with flower beds, borders and hedging. At the rear of the property there is a private south west facing lawn garden with a patio and garden shed.

This is a rare opportunity to make your own personal statement on this desirable family home.

