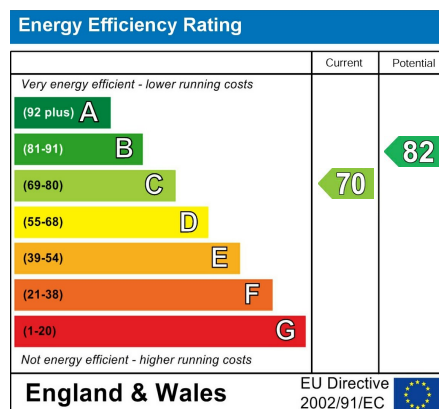


Energy Performance Certificate



Directions

From the Prince of Wales roundabout proceed out of Harrogate on Leeds Road (A61). Continue past the M&S Foodhall and down the hill passing the Mercedes garage. Continue through the next two sets of traffic lights and just after the BMW garage turn left into Long Acre Walk where the property is easily found on your right hand side, clearly marked by a Hopkinsons For Sale board.

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.



**£600,000**

12 Long Acre Walk, Pannal, Harrogate, HG3 1RG

4 Bedroom House - Detached

**A fantastic four bedroomed detached family home offering spacious living accommodation throughout and has been extended to the rear creating a great entertaining area and also benefitting from a superb location in Pannal. NO ONWARD CHAIN.**



**HOPKINSONS**  
ESTATE AGENTS

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

## Description

With gas fired central heating and double glazing the living accommodation comprises; entrance porch, entrance hall with a door leading into the integral garage, downstairs w/c, playroom/snug, spacious lounge which opens into the extended dining kitchen with water based underfloor heating, integrated appliances, electric hob and extractor, double oven and bi folding doors leading out into the south facing rear garden. There is a separate utility room with a sink, space for a washing machine and tumble dryer and a door leading to the side of the property.

On the first floor the landing leads to the Master bedroom with ensuite shower room with walk in shower, w/c and hand basin, second and third double bedrooms, a good sized fourth bedroom and a modern house bathroom with shower over the bath, w/c, hand basin and a heated towel rail. On the landing there is a useful storage cupboard and a hatch leading to additional storage in the loft.

Outside to the front of the property is a driveway offering off street parking for multiple vehicles in tandem which leads to the single garage (18'9 X 9') and has power, lighting and an electric car charging point. There is a side access gate to the side of the property which leads to the door into the utility room and to the back garden. To the rear is a fully enclosed easy to maintain garden with astro turf lawn, patio area which is next too the bi folding doors leading into the dining kitchen and creates a fantastic entertaining/barbecue area.

Situated in the ever popular village of Pannal it benefits from a wide range of amenities including a Post Office, Primary School, Church, sport clubs and transport links with the regular 36 bus service and rail links between Harrogate, Knaresborough, Leeds and York and easy access out to the Harrogate bypass and A1M.

