





## 79 WALTON PARK, PANNAL, HARROGATE, HG3 1RJ

Harrogate Town Centre – 4 miles  
Leeds Bradford Airport – 10 miles  
Leeds City Centre – 13 miles

Spacious plot • Four double bedrooms • Three bathrooms (2 en suite) • Sitting room • Impressive family kitchen • Utility room • Contemporary finish  
Garage with electric door • Solar panels • EV charge point • Tesla storage battery • Private south facing gardens • Cleverly extended • Beautifully presented throughout Popular quiet residential location

79 Walton Park represents a fantastic opportunity to purchase an immaculately presented four bedroom, three bathroom property which has been modernised and extended to create a spacious flexible home with impressive entertaining space surrounded by lovely sunny private gardens. With large windows and bi-folding doors to the gardens the property is flooded with natural light and is virtually self sufficient through the summer months courtesy of solar panels and a Tesla battery along with an EV charge point.

With an attractive south facing lawn garden accessed via bi-folding doors from the sitting room and family kitchen with a decked seating area and paved BBQ side return, this property is positioned at the head of this quiet cul-de-sac which consists of only 7 properties and boasts a garage with additional storage and laundry room and offers ample parking for plenty of vehicles and requires viewing in person to truly appreciate the opportunity.

The popular village of Pannal offers a range of day-to-day amenities and benefits from an excellent bus service to the spa town of Harrogate. Harrogate, popular as a base from which to explore the Yorkshire Dales, is renowned for its shopping facilities, supermarkets and sport facilities, including the golf course in Pannal village.

**A FABULOUS 4 DOUBLE BEDROOM DETACHED BUNGALOW WHICH IS IMPECCABLY PRESENTED THROUGHOUT, HAVING BEEN RECENTLY EXTENDED AND FULLY RENOVATED, SET IN A LARGE PRIVATE PLOT IN THIS EXCLUSIVE RESIDENTIAL NEIGHBOURHOOD, A STONE'S THROW FROM PANNAL GOLF CLUB AND JUST 4 MILES FROM HARROGATE TOWN CENTRE.**



**Tenure:** We are advised that the property is freehold and vacant possession will be given on legal completion.

**Services:** All mains services connected. Solar Panels, Tesla 5KW Storage battery and Electric Vehicle charge point.

**Viewing:** Strictly by appointment through the selling agents – Carter Jonas – 01423 523423.

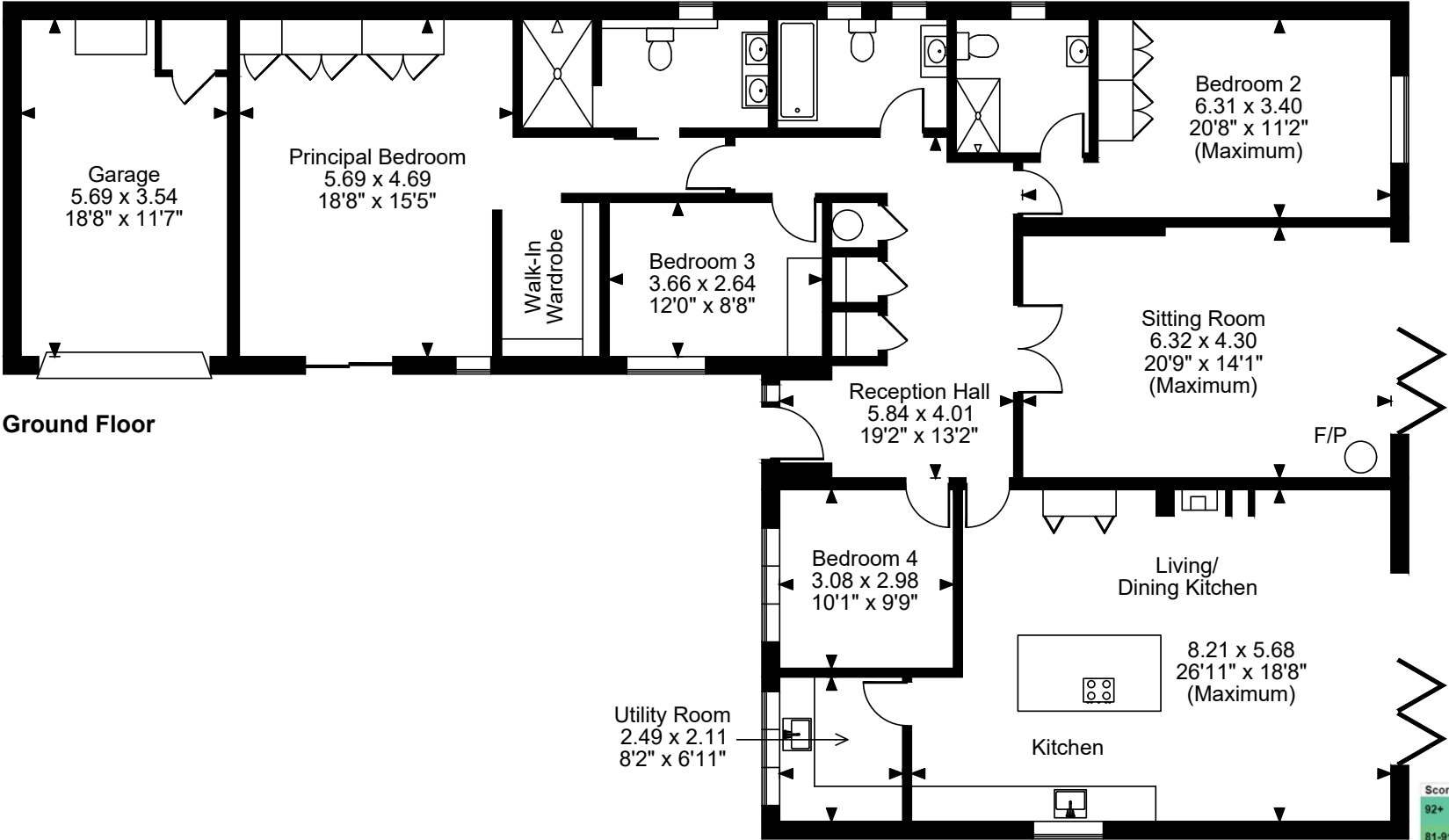
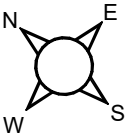
**Directions - HG3 1RJ:** From the Prince of Wales roundabout in Harrogate town centre, proceed along the Leeds Road (A61), continue until you see Costa Coffee drive through, then turn left at the traffic lights, then left into Follifoot Road then immediate right into Drury Lane. Take the first right into Walton Park, then take the fifth left and Number 79 is at the end of the cul-de-sac.







**79 Walton Park, Pannal**  
**Approximate Gross Internal Area**  
**Main House = 2,122 sq ft / 197 sq m**  
**Garage = 220 sq ft / 20 sq m**  
**Total = 2,342 sq ft / 218 sq m**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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