



3 Milton Road, Pannal, Harrogate, North Yorkshire, HG3 1JW

£425,000

Guide Price

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A spacious and beautifully presented three-bedroomed semi-detached house with a large double garage, situated in this delightful position in the heart of Pannal, a popular village on the south side of Harrogate.

This excellent home is appointed to a good standard and provides generous living accommodation comprising two reception rooms in addition to the open-plan dining kitchen and downstairs utility room. Upstairs, there are three bedrooms and a modern bathroom. A drive to the front of the property provides ample off-street parking and leads to a large integral garage with WC. To the rear of the property there is an attractive garden with paved sitting area and lawn.

The property is situated in the heart of this popular village located just to the south of Harrogate and is well served by excellent local amenities, which include a sought-after primary school, shop, railway station and regular bus service.





GROUND FLOOR

SITTING ROOM

A spacious reception room with bay window. Wood-burning stove and oak flooring.

DINING ROOM

A further reception room with oak flooring.

DINING KITCHEN

With dining area, tiled flooring and window overlooking the rear garden. The kitchen comprises a range of wall and base units with oak worktops and breakfast bar. Space and plumbing for appliances.

UTILITY ROOM

With fitted units, space and plumbing for washing machine and tumble dryer.

FIRST FLOOR

BEDROOMS

There are three good-sized bedrooms.

BATHROOM

A white modern suite comprising WC, washbasin, and bath with shower above. Tiled walls and floor. Heated towel rail.

OUTSIDE

A drive provides ample, off-road parking and leads to a large integral double garage. The garage is currently used as a gym and has a WC and provides huge potential for further development, subject to obtaining the necessary consents. To the rear of the property, there is an attractive garden with paved sitting area and lawn.

Tenure - Freehold

Council Tax Band - D





Total Area: 154.6 m² ... 1664 ft²
 All measurements are approximate and for display purposes only.
 No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
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Verity Frearson

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		82
(91-93)	B		
(81-90)	C		
(65-80)	D	67	
(55-64)	E		
(21-54)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
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