



52 Pannal Green, Pannal, Harrogate, North Yorkshire, HG3 1LH

£235,000

Offers Over



## 52 Pannal Green, Pannal, Harrogate, North Yorkshire, HG3 1LH

---

A spacious two-bedroom property situated in a popular residential location to the south side of Harrogate.

---

The accommodation is presented to a high standard and provides spacious accommodation with two double bedrooms, bathroom, open plan living room, kitchen and cloakroom. There is also double glazing and central heating.

The property is situated in a quiet and attractive location within the popular village of Pannal near to excellent local amenities which include local primary school, village shops and railway station.





## **GROUND FLOOR**

### **ENTRANCE HALL**

Leading to –

### **THROUGH LOUNGE / DINING ROOM**

Bright and spacious room with windows overlooking the front and rear garden area.

### **KITCHEN**

Fitted with a range of wall and base units. Electric hob and oven and washing machine. Window and door to rear which leads to the garden.

### **CLOAKROOM**

With low-flush WC and washbasin.

## **FIRST FLOOR**

### **LANDING**

With two large walk-in storage cupboards and access to the loft.

### **BEDROOM 1**

A double bedroom.

### **BEDROOM 2**

A further double bedroom with fitted wardrobes.

### **BATHROOM**

Comprising bath with shower above and wash-hand basin.

### **SEPARATE WC**

With low-flush WC.

### **OUTSIDE**

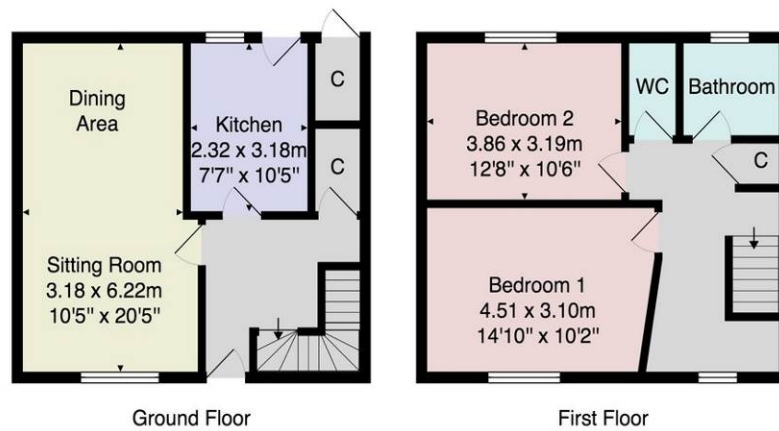
Garden to front and very large enclosed lawned garden to rear. Garage.

**Tenure** - Freehold

**Council Tax Band** - B







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.  
 Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

## Verity Frearson

26 Albert Street, Harrogate,  
 North Yorkshire, HG1 1JT

For all enquiries contact us on:

01423 562531

sales@verityfrearson.co.uk

