



37 Pannal Avenue, Pannal
Harrogate

Guide Price **£350,000**



MYRINGS
Harrogate's Family Estate Agent



37 Pannal Avenue

Pannal, Harrogate

Offered with no onward chain this three bedroom semi-detached property occupies a quiet cul-de-sac position within this sought after village to the south side of Harrogate which benefits from having an excellent primary school and train station.

Fronted by a resin driveway large enough for two vehicles in front of the detached single garage, the accommodation opens via a covered entrance to the reception hall with useful under stairs storage cupboard. To the front elevation the spacious sitting room is arranged around a feature fireplace with remote control electric fire. Sliding glazed doors open to extend into the kitchen which is fitted with a range of units and large enough for a family dining table. From the dining space a sliding patio door provides access out to the fully enclosed south facing rear garden which presents a large flagged terrace with shaped lawn and attractively planted beds. There is potential to consider a generous extension to the accommodation whilst retaining a good sized garden. To the first floor the central landing branches to a shower room with walk in shower along with a separate w/c and three bedrooms, two being excellent sized doubles with one having built in wardrobes.





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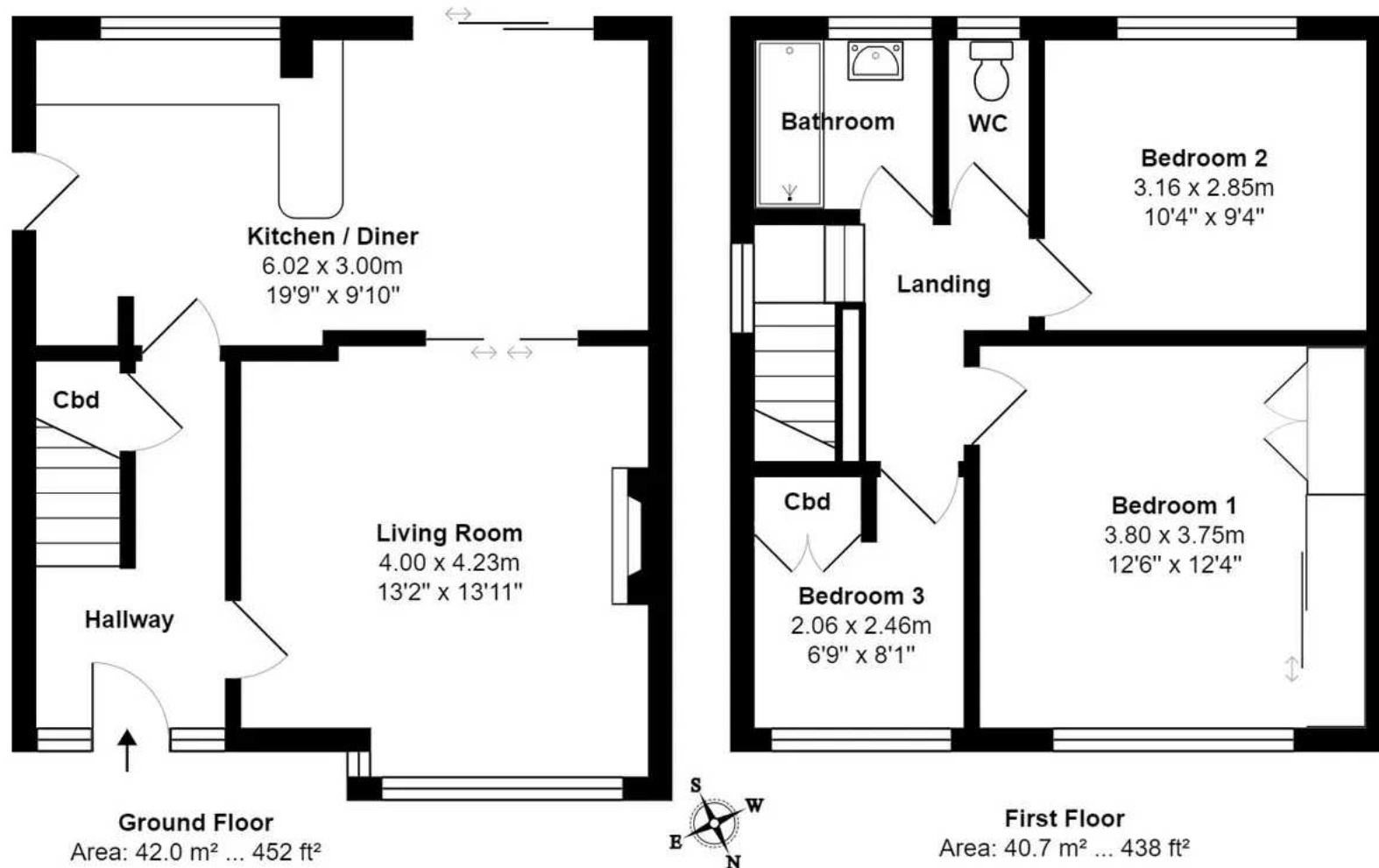
Council Tax band: D

- NO CHAIN
- DESIRABLE VILLAGE LOCATION
- QUIET CUL-DE-SAC POSITION
- SOUTH FACING GARDEN
- POTENTIAL TO EXTEND
- BUS SERVICE TO LEEDS AND HARROGATE 5 MINUTES WALK
- CLOSE TO TRAIN STATION
- CLOSE TO EXCELLENT PRIMARY SCHOOL



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Total Area: 82.7 m² ... 890 ft²

All measurements are approximate and for display purposes only.







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