



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

£269,950

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A spacious and very well-presented two-bedroom end-of-terrace property situated in this delightful position with a garage and an open aspect to the rear over the surrounding countryside and an attractive garden.

This super property provides well-presented accommodation with an impressive open-plan living area and kitchen, together with separate office and conservatory extension. Upstairs, there are two good-sized double bedrooms and a modern house bathroom. There is an attractive rear garden with lawn and paved sitting area which enjoys a delightful open aspect to the rear overlooking the surrounding countryside.

The property is situated in a quiet position in the heart of the popular village of Pannal, well served by excellent local amenities which include a primary school, railway station and shop and is just a short distance from Harrogate town centre.





GROUND FLOOR

ENTRANCE HALL

LIVING AREA AND KITCHEN

On the ground floor there is a stunning open-plan living area and kitchen, where there is space for sitting and dining areas. The kitchen comprises a range of modern wall and base units with island and breakfast bar. Electric hob and oven and integrated appliances. There is a window to rear overlooking the garden and glazed doors lead to a conservatory.

CONSERVATORY

Providing a further sitting area with windows and glazed doors enjoying an attractive outlook over the garden and countryside views beyond.

OFFICE

Providing a separate work area with window to front.

UTILITY ROOM

Providing a useful workspace with plumbing for appliances.



FIRST FLOOR

BEDROOM 1

A double bedroom with window to front.

BEDROOM 2

A further good-sized double bedroom with window to rear.



BATHROOM

A modern white suite with WC, washbasin, and bath with shower above. Window to rear.

LOFT

There is a boarded loft with lighting, accessed via a pull-down ladder.

OUTSIDE

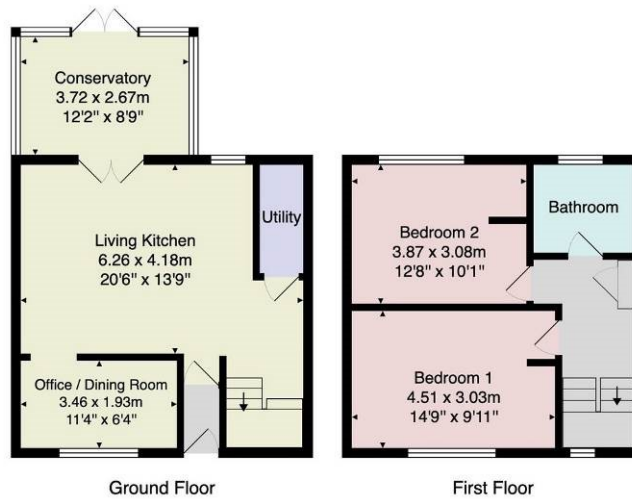
To the rear of the property there is an attractive lawned garden which enjoys a stunning outlook over the surrounding countryside. The property has the advantage of a single garage.



Tenure - Freehold

Council Tax Band - B

EPC RATING - 72



Total Area: 89.0 m² ... 958 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. Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

Verity Frearson

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		86
(81-91)	B		
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC
WWW.EPC4U.COM			