



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

£239,950

Guide Price

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A spacious three-bedroom property with garden enjoying a delightful aspect over the communal green, situated within this popular village well served by excellent amenities.

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This super property provides generous accommodation comprising a large L-shaped reception room together with a kitchen and downstairs WC. There are three bedrooms and a bathroom on the first floor. To the front of the property there is a small garden and useful outside store and there is an attractive rear garden providing an excellent outdoor sitting and entertaining space.

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 just a short distance from Harrogate town centre.





## **GROUND FLOOR**

### **RECEPTION HALL**

A spacious reception hall with fitted cupboard.

### **CLOAKROOM**

With WC and washbasin.

### **KITCHEN**

With a range of fitted units with space for appliances.

### **SITTING / DINING ROOM**

A spacious L-shaped reception room with sitting and dining areas and glazed doors leading to the garden.



## **FIRST FLOOR**

### **BEDROOMS**

There are three very good-sized bedrooms on the first floor.

### **BATHROOM**

A white suite comprising WC, washbasin and bath with shower above.

### **OUTSIDE**

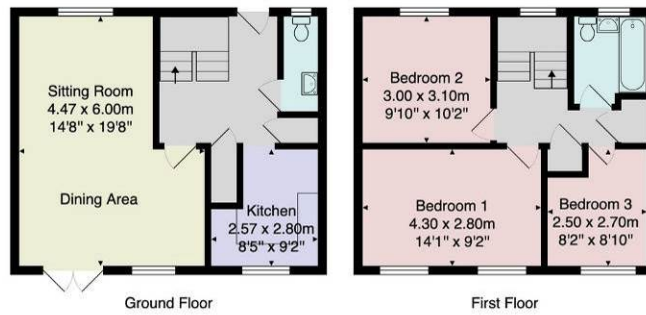
To the rear of the property there is a paved garden, providing an excellent outdoor, entertaining space, having an open aspect over the adjoining green space. Useful outside storeroom to the front.



**Tenure** - Freehold

**Council Tax Band** - B





Total Area: 84.3 m<sup>2</sup> ... 907 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

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