



## 33 Pannal Ash Grove, Harrogate Harrogate

Guide Price £500,000



# MYRINGS



## 33 Pannal Ash Grove

Harrogate, Harrogate

NO CHAIN - IN NEED OF MODERNISATION -  
HIGHLY DESIRABLE LOCATION - SOUTH FACING  
GARDEN - DRIVEWAY AND GARAGE -  
HARROGATE GRAMMAR SCHOOL 10 MINUTES  
WALK - TRAIN STATION 1.2 MILES

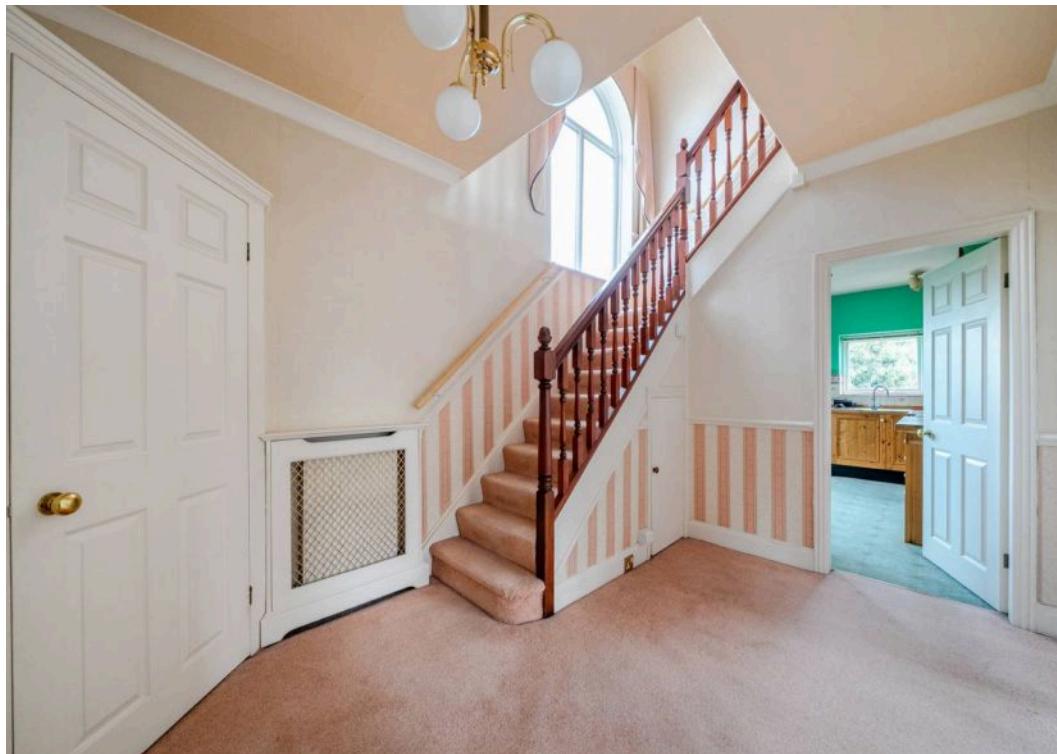
Council Tax band: E

Tenure: Freehold

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- HIGHLY DESIRABLE LOCATION
- SOUTH FACING GARDEN
- DRIVEWAY AND GARAGE
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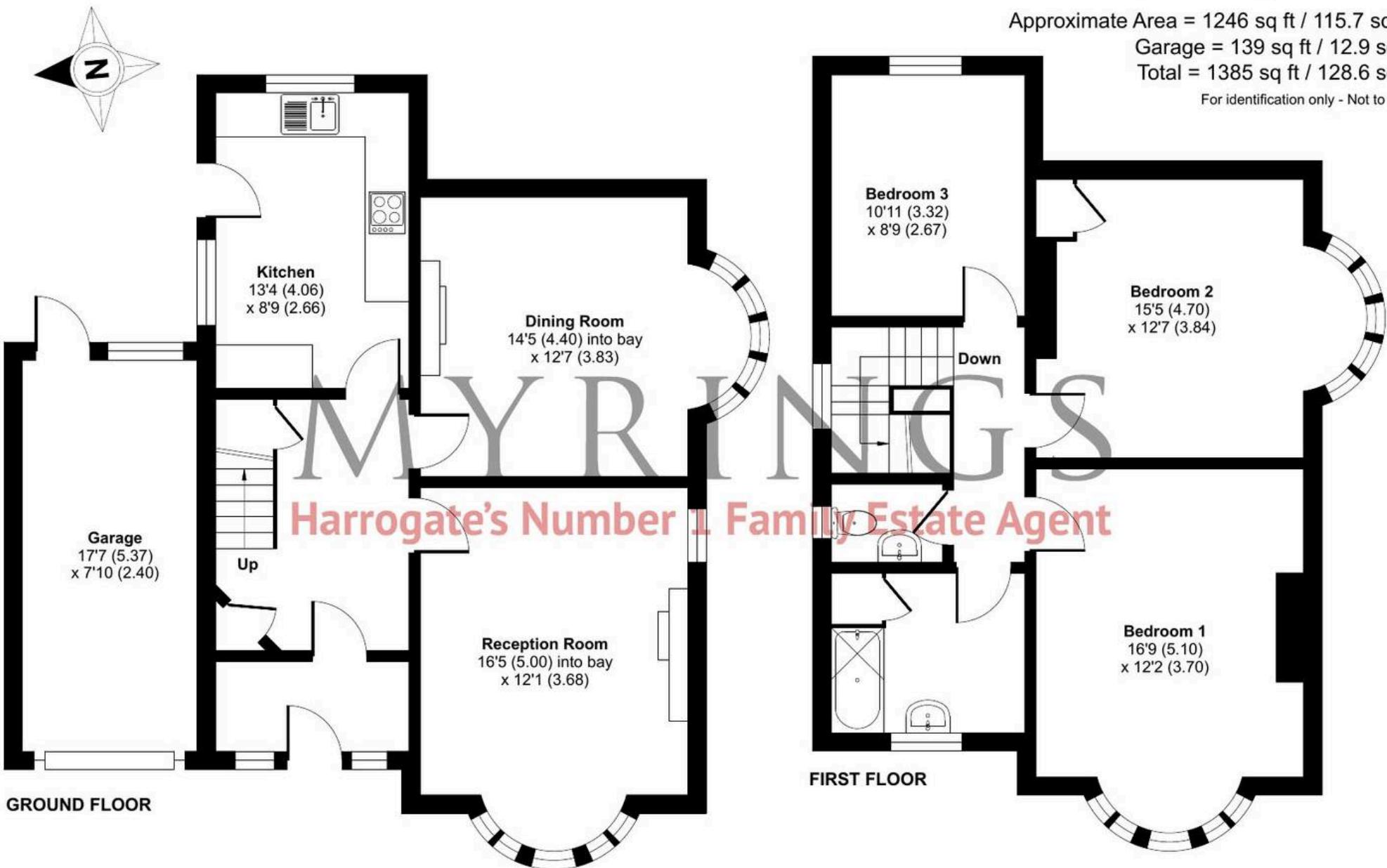
# Pannal Ash Grove, Harrogate, HG2

Approximate Area = 1246 sq ft / 115.7 sq m

Garage = 139 sq ft / 12.9 sq m

Total = 1385 sq ft / 128.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025.  
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## Myrings Estate Agents

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