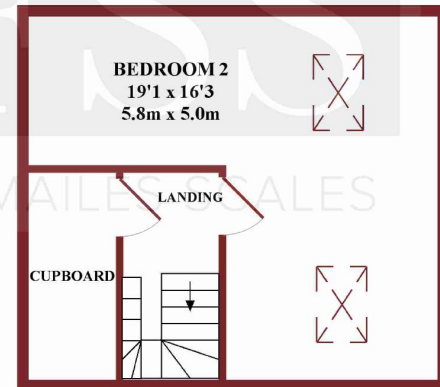


GROUND FLOOR  
APPROX. FLOOR  
AREA 576 SQ.FT.  
(53.5 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 296 SQ.FT.  
(27.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 872 SQ.FT. (81.0 SQ.M.)  
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### Tenure

Freehold

### Tax Band

### Services

All mains services are connected to the property.

### Directions

Leaving Harrogate on the A61 Leeds Road, pass Pannal Golf Club on your left hand side. Go through the lights and the development will be seen on your left. Parking is accessed via Walton Place, which is a left hand turn at the end of the development and first left into the development.

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Unit 5, Spacey Houses Farm, Pannal, HG3 1LD



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8 Raglan Street, Harrogate,  
North Yorkshire, HG1 1LE



£239,950





## Unit 5, Spacey Houses Farm, Pannal

 2
  1
  1

A characterful two bedroom Grade II Listed news property in the heart of this select development. The property has been completely renovated and refurbished to a particularly high standard ensuring that original character features have been retained. There are delightful features in this charming cottage including the double height open plan living room/kitchen which offers a feeling of space. There are two double bedrooms and a bathroom. The standard of finish throughout the property and the development is excellent with brand new kitchens and bathrooms, gas fired central heating systems and in this property sealed unit double glazing.

There is a parking space situated in the central courtyard and easily maintained hard landscaped garden areas, which have been designed for ease of maintenance.

Spacey Houses Farm is a charming and characterful development of a former working farm, which combines the original charm of stone period buildings together with up to date modern building practises and regulations. The development blends the original buildings with the newly constructed ones and separates areas with paving and planting, which softens the hard landscaping.

