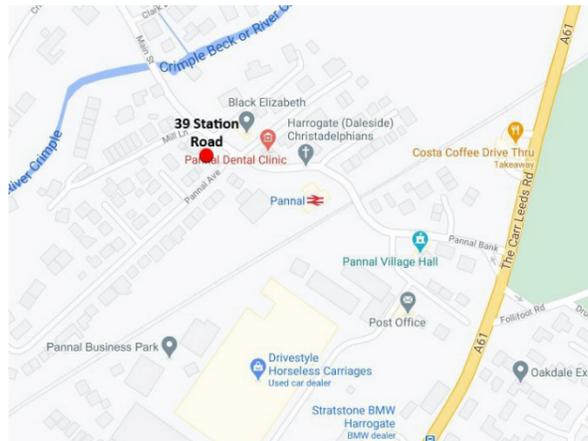
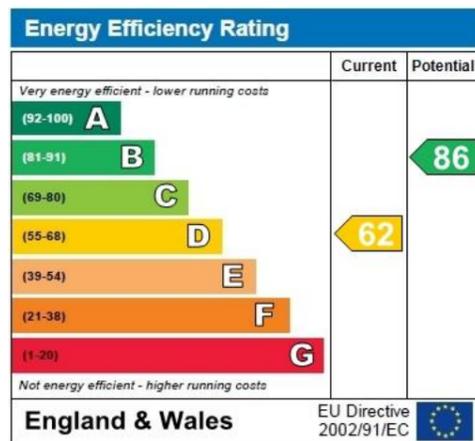


## Station Road, Pannal, Harrogate, HG3

Approximate Area = 792 sq ft / 73.5 sq m  
For identification only - Not to scale



**RICS Certified Property Measurer**  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2020. Produced for Myrings. REF: 672338



### Viewing arrangements

Strictly by appointment through Myrings  
Telephone 01423 566400  
Email enquiries@myringsestateagents.com

### Directions

Proceed out of Harrogate along the A61 Leeds Road and turn right into the village of Pannal. Continue over the bridge into Station Road where number 39 can be found on the left hand side just after the turning for Pannal Avenue.



39 Station Road, Harrogate

£310,000

Myrings Estate Agents, 10 Princes Square, Harrogate, HG1 1LX Sales 01423 566 400 Lettings 01423 569 007 myrings.property

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39 Station Road, Pannal, Harrogate, North Yorkshire, HG3 1JN



Occupying a sought after position within the desirable village of Pannal, this three bedroom semi-detached house boasts a private south east facing garden.

Fronted by a block set driveway the accommodation opens via a covered entrance to the spacious sitting room which is arranged around a feature fireplace. To the rear elevation the kitchen is fitted with modern units and extends into the conservatory which provides a formal dining space. A door opens out from the conservatory to the low maintenance patio garden with circular block set seating area and useful storage space to the side of the house. To the first floor there are three well-proportioned bedrooms, one having a bank of built in wardrobes,

and a stylish house shower room.

Pannal is a sought after village located in the favoured south side of Harrogate and offers fantastic local village amenities including Pannal Green primary school, church, post office and shop. Harrogate's town centre is within a short drive which offers excellent boutique shopping as well as fine restaurants and bars. The area is also renowned for its well regarded schools for children of all ages. Pannal train station is only a minutes walk away providing a regular service to the main hubs at Leeds and York as well as into Harrogate. The A1M linking to the national motorway network is only 5 miles away and Leeds/Bradford International Airport is a mere 20 minute drive.



**Bus**  
6 minutes walk



**Main Roads**  
A1M 8 miles



**Train**  
Pannal 1 minute walk



**Airport**  
Leeds Bradford 9.5 miles

**Fixtures & fittings**

Furnishings are not part of the sale and must be considered and negotiated separately.

**Services**

All mains services are connected to the property.

**Rating Authority**

Harrogate Borough Council Tax Band D

**Tenure**

Freehold