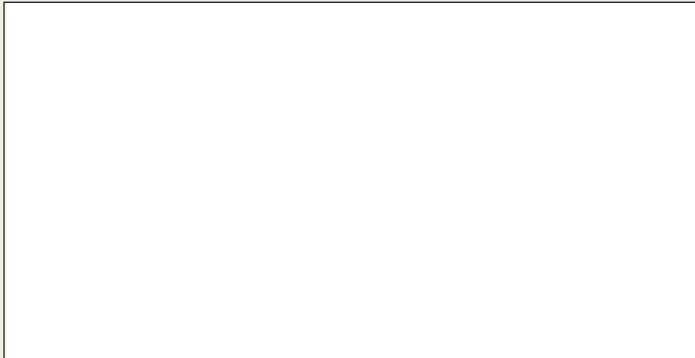


EPC RATING: TBC



APPROXIMATE DISTANCES

Town Centre	2.8 miles
Railway Station	100 metres
Bus Route	750 metres
Airport	9.6 miles



LINKS TO 360° TOUR
<https://qrgo.page.link/yhmd>



9 Albert Street, Harrogate
North Yorkshire HG1 1JX
Sales: 01423 503076
Lettings: 01423 530744

These particulars are given as guidance only and are expressly excluded from any contract. They give no warranty as to the condition or description and any recipient must satisfy himself on all matters stated herein. The property is offered subject to contract and to its being unsold and unlet. Appointments for viewing and contract of all negotiations shall be through Nicholls Tyreman Estate Agent.



**ATLAS SHRUGGED
PANNAL BANK, PANNAL**

**OFFERS OVER
£650,000**

A unique, individually designed detached family property located in the incredibly sought after village of Pannal, a short distance from the Harrogate town centre and a nearby local minimarket, primary school and a rail-link giving ideal commuting to Leeds, York and Harrogate.

The property truly requires internal inspection to appreciate the beautifully appointed accommodation which has the benefit of double glazing, gas central heating, a superb feature wood burning stove to the centre of the living/dining room and South facing gardens.

The accommodation in brief comprises: large entrance hall with staircase to first floor, spacious breakfast kitchen with integrated appliances and side door to private patio area, open plan living/dining room with central feature wood burning stove and doors leading to conservatory, ground floor bedroom with en-suite shower room and separate house bathroom.

4 BEDROOMS

3 RECEPTION ROOMS

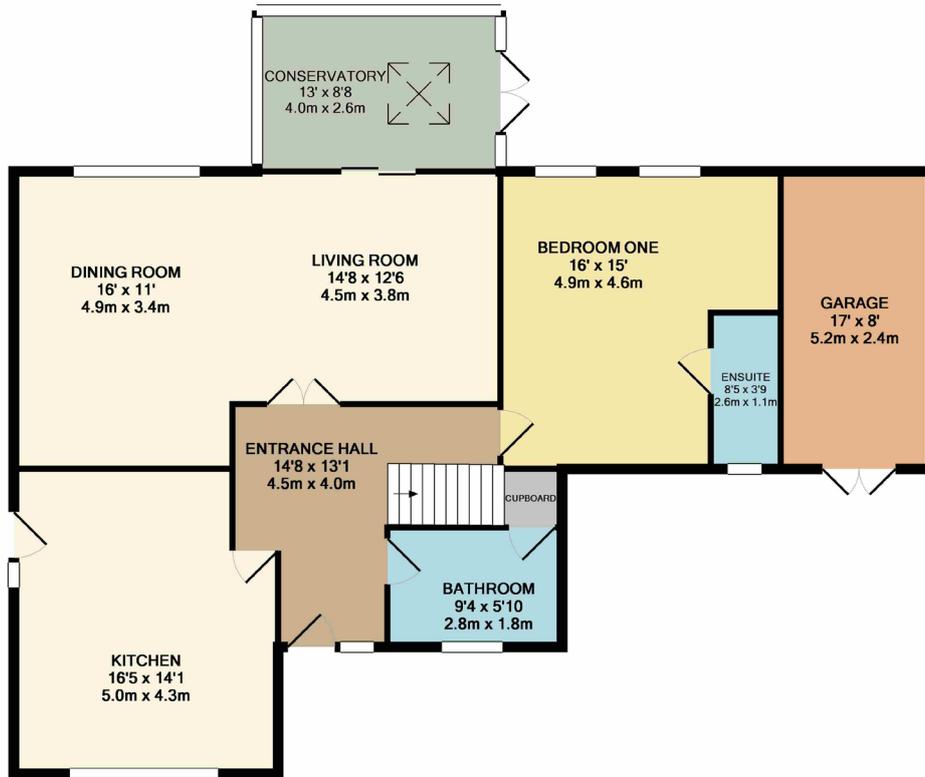
3 BATHROOMS

SOUTH FACING GARDENS

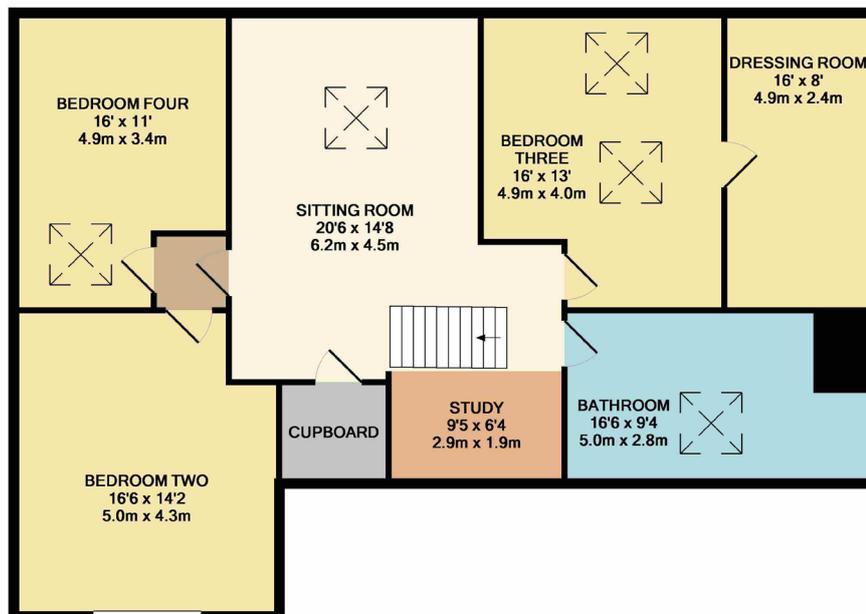
WOOD BURNING STOVE

To the first floor there is a large sitting room with 12' high ceilings and skylight window, study, three further bedrooms one with a large store room/dressing room, and a luxury house bathroom.





GROUND FLOOR
 APPROX. FLOOR
 AREA 1273 SQ.FT.
 (118.3 SQ.M.)



1ST FLOOR
 APPROX. FLOOR
 AREA 1250 SQ.FT.
 (116.2 SQ.M.)
 TOTAL APPROX. FLOOR AREA 2523 SQ.FT. (234.4 SQ.M.)
 Measurements are approximate. Not to scale. Illustrative purposes only
 Made with Metropix ©2019



OUTSIDE

Outside to the front of the property is a block paved driveway with ample parking for several vehicles leading to a car port and single garage.

To the side of the property is a flagged patio area with wooden log store and to the rear of the property is a good sized enclosed South facing lawned garden with flowering borders, mature boundary hedging and flagged patio.

DIRECTIONS - HG3 1JG

From Harrogate take Leeds Road A61 towards Pannal and turn right onto Pannal Bank.

COUNCIL TAX

The property has been paced in band F.

TENURE

The tenure of the property is freehold.



INSIDE

GROUND FLOOR

Entrance Hall	14'8" x 13'1"
Kitchen	16'5" x 14'1"
Dining Room	16' x 11'
Living Room	14'8" x 12'6"
Bedroom One	16' x 15'
Ensuite	8'5" x 3'9"
Conservatory	13' x 8'8"
Bathroom	9'4" x 5'10"
Garage	17' x 8'





FIRST FLOOR

Sitting Room 20'6" x 14'8"

Study 9'5" x 6'4"

Bedroom Two 16'6" x 14'2"

Bedroom Three 16' x 13'

Dressing Room 16' x 8'

Bedroom Four 16' x 11'

Bathroom 16'6" x 9'4"



