



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

£260,000

Offers Over

## 62 Pannal Green, Pannal, Harrogate, North Yorkshire, HG3 1LH

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A spacious and very well-presented two-bedroom end-of-terrace property situated in this delightful position with a garage and an open aspect to the rear over the surrounding countryside and an attractive garden.

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This super property provides well-presented accommodation with an impressive open-plan living area and kitchen, together with separate office and conservatory extension. Upstairs, there are two good-sized double bedrooms and a modern house bathroom. There is an attractive rear garden with lawn and paved sitting area which enjoys a delightful open aspect to the rear overlooking the surrounding countryside.

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 is just a short distance from Harrogate town centre.





## **GROUND FLOOR**

### **ENTRANCE HALL**

### **LIVING AREA AND KITCHEN**

On the ground floor there is a stunning open-plan living area and kitchen, where there is space for sitting and dining areas. The kitchen comprises a range of modern wall and base units with island and breakfast bar. Electric hob and oven and integrated appliances. There is a window to rear overlooking the garden and glazed doors lead to a conservatory.

### **CONSERVATORY**

Providing a further sitting area with windows and glazed doors enjoying an attractive outlook over the garden and countryside views beyond.

### **OFFICE**

Providing a separate work area with window to front.

### **UTILITY ROOM**

Providing a useful workspace with plumbing for appliances.

## **FIRST FLOOR**

### **BEDROOM 1**

A double bedroom with window to front.

### **BEDROOM 2**

A further good-sized double bedroom with window to rear.

### **BATHROOM**

A modern white suite with WC, washbasin, and bath with shower above. Window to rear.

### **LOFT**

There is a boarded loft with lighting, accessed via a pull-down ladder.

### **OUTSIDE**

To the rear of the property there is an attractive lawned garden which enjoys a stunning outlook over the surrounding countryside. The property has the advantage of a single garage.

**Tenure** - Freehold

**Council Tax Band** - B





Total Area: 89.0 m<sup>2</sup> ... 958 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.  
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