



Buttersyke Way, Pannal, Harrogate, HG3 1GD

- IMMACULATELY PRESENTED TWO DOUBLE BEDROOM HOME
- Newly built in 2022
- Ideal open plan kitchen/ dining room layout
- French doors to the private garden
- Allocated residents parking
- Sought after location
- Energy efficient, rated B
- Fully integrated kitchen
- Guest cloakroom
- COUNCIL TAX BAND C



Guide Price £300,000

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DESCRIPTION

A truly stunning modern, two double bedroom home, built in 2022, with spacious accommodation and immaculately presented. The property is situated in a highly sought after location to the south of Harrogate, offering access to the wide ranging local amenities to include Pannal railway station, shops, junior school and Pannal golf club.

With approximately 8 years NHBC remaining, the property is energy rated B and briefly comprises: Entrance into the hallway with access to the guest cloakroom and door to the spacious lounge through to the open plan dining and kitchen area with integrated fridge freezer, washing machine and dishwasher, oven, hob and extractor with French doors to the garden.

Stairs rise to the first floor landing with doors to bedroom one featuring built in wardrobes, a second double bedroom and house bathroom with shower over the bath.

Outside to the rear a beautiful private and sunny, South Westerly aspect garden with a patio for seating or dining table and an immaculate lawn with fence borders. Allocated parking for two cars with visitor bays available.

EPC

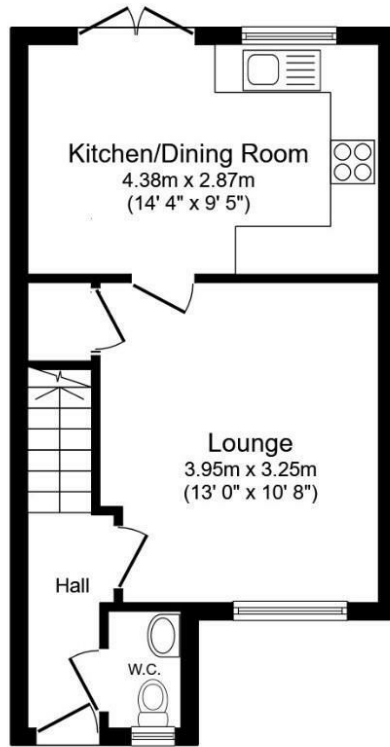
The property's energy rating is B
This property produces 1.2 tonnes of CO2

Material Information - Harrogate

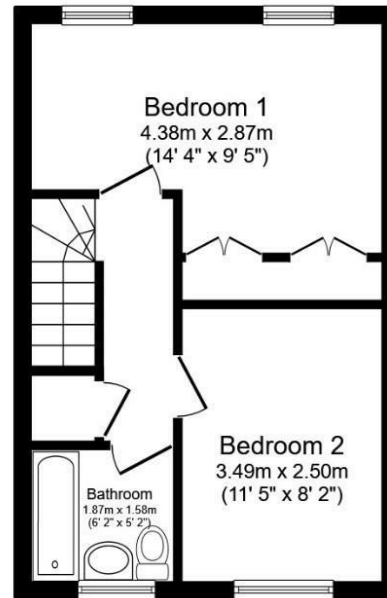
Tenure Type: Freehold
Council Tax Banding: C







Ground Floor



First Floor

Total floor area 64.0 m² (689 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Viewings

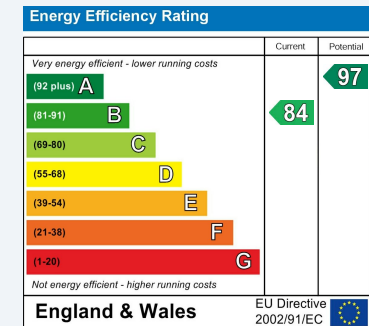
Please contact harrogate@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

