



## Station Road, Pannal, Harrogate, HG3 1JN

- PRETTY THREE BEDROOM SEMI DETACHED HOME
- Very well maintained throughout
- Conservatory housing the dining room table
- New roof fitted approx two years ago
- Driveway parking
- Cottage style appeal
- Private rear garden
- Comfortable front lounge with electric fire
- Ideal location close to amenities and train station
- Council Tax Band D

**Guide Price £325,000**





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## DESCRIPTION

In the charming village of Pannal, Harrogate, this delightful semi-detached house offers a perfect blend of comfort and modern living. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The inviting reception room provides a warm welcome, perfect for relaxing or entertaining guests.

The modern shower room, adds a touch of contemporary style to the home. The conservatory, which houses the dining table, is a lovely feature that allows for an abundance of natural light and provides a serene space to enjoy meals while overlooking the pretty garden. This garden, bathed in afternoon sun, is a wonderful outdoor retreat, perfect for unwinding after a long day.

For those with vehicles, the property includes parking for one car, ensuring convenience for daily commutes or weekend outings. The property is also very private with mature hedges to the front and back.

With a roof that has been replaced in the last two years, and the loft space boarded offering a useful storage area for your needs, this home is not only aesthetically pleasing but also very well maintained offering peace of mind regarding maintenance. This property is a true gem in Pannal, combining modern amenities, including the train station close by, with a lovely garden and a welcoming atmosphere. It is a must-see for anyone looking to settle in this desirable area of Harrogate.



EPC

Energy rating C

This property produces 3.0 tonnes of CO2

Material Information - Harrogate

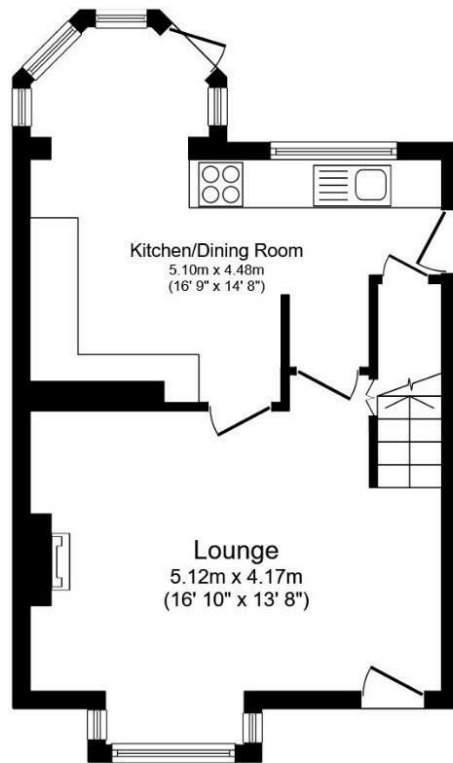
Tenure Type: Freehold

Council Tax Banding: D

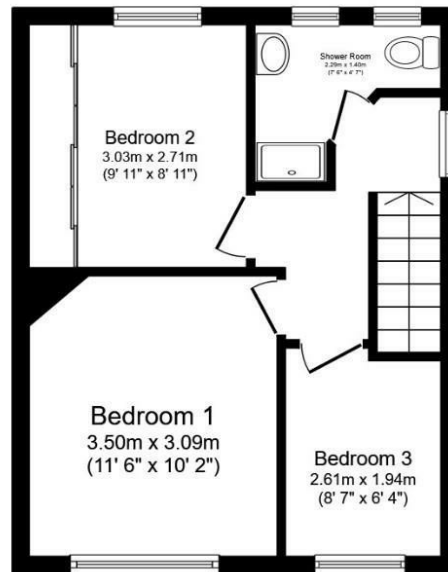








**Ground Floor**



**First Floor**

Total floor area 72.4 m<sup>2</sup> (779 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](http://www.focalagent.com)

### Viewings

Please contact [harrogate@hunters.com](mailto: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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.