



NICHOLLS
TYREMAN

12 PANNAL ASH DRIVE | HARROGATE | HG2 0JB

A fantastic opportunity to purchase this beautifully presented and charming semi-detached house enjoying an excellent position in one of the most sought-after residential locations in Harrogate. Situated close to highly regarded schools including Weston Primary School and Harrogate Grammar School, with local amenities close at hand. The property is within easy walking distance of the town centre.

Entrance Porch | Entrance Hall | Living Room | Dining Room | Kitchen | Snug | Cloakroom/wc

Four Bedrooms | House Bathroom

Garden | Garage

Council Tax: E | Energy Rating: D | Tenure: Freehold

£725,000





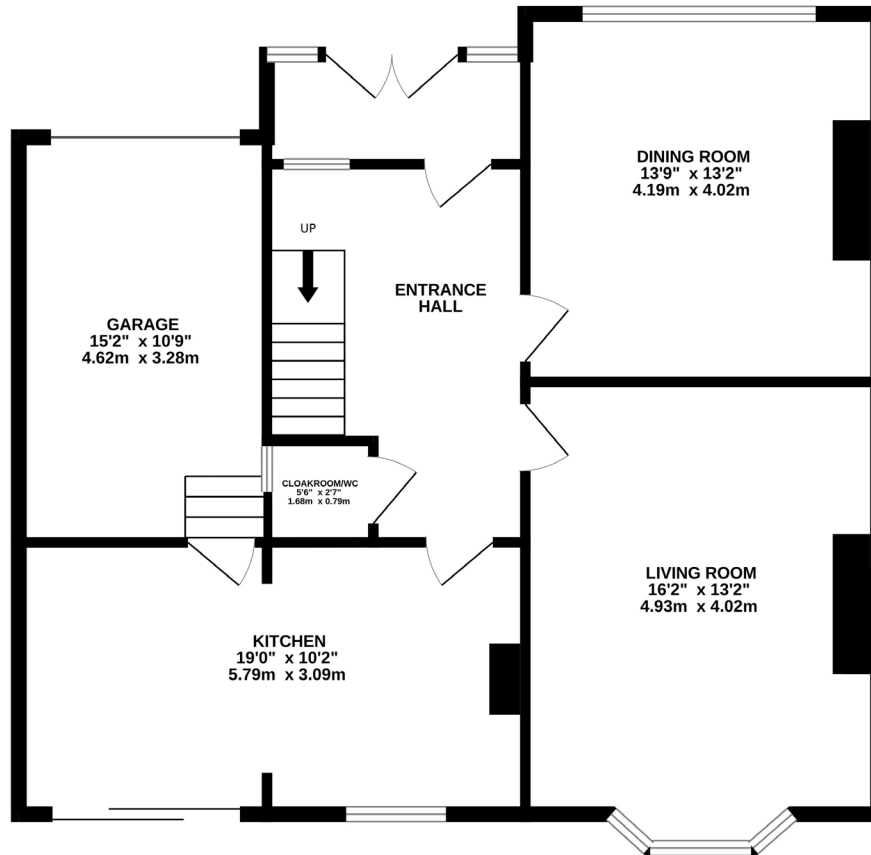
The accommodation benefits from double glazing and gas fired central heating throughout and briefly comprises: Entrance hall, spacious dining room, living room, cloakroom/wc, kitchen with plenty of storage space and built-in appliances and a snug/family room leading to the garden.

To the first floor there are three bedrooms, a main bedroom with en-suite shower room and built-in wardrobes, two further double bedrooms and modern house bathroom. To the second floor is a double bedroom with good storage and the benefit of long reaching views over Harrogate.

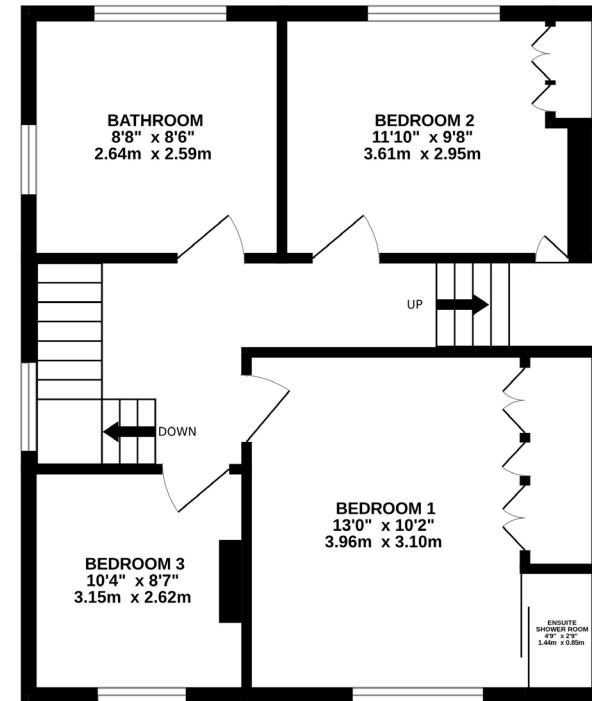
Externally the property benefits from a driveway providing ample parking, leading to a large single garage and at the rear of the property there is a west facing lawned private garden with stone flagged seating area and mature planted beds.



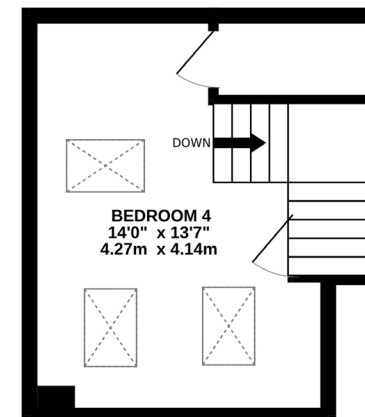
GROUND FLOOR
891 sq.ft. (82.8 sq.m.) approx.



1ST FLOOR
536 sq.ft. (49.8 sq.m.) approx.



2ND FLOOR
182 sq.ft. (16.9 sq.m.) approx.



TOTAL FLOOR AREA : 1609 sq.ft. (149.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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9 Albert Street, Harrogate
North Yorkshire HG1 1JX
Sales: 01423 503076 Lettings: 01423 530744

WWW.NICHOLLSTYREMAN.COM

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.