

THE LODGE  
HILL FOOT LANE  
PANNAL  
HG3 1NX



# THE LODGE | HILL FOOT LANE | PANNAL | HG3 1NX

An extremely rare opportunity to purchase this stone built, detached family property, situated in this idyllic location, adjacent to open countryside with the benefit of far reaching views

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Entrance Hall | Living Room | Dining Room | Kitchen | Cloakroom with wc

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Three Bedrooms | En-suite Shower Room | House Shower Room

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Garden Room | Utility Room with separate wc | Double Garage | Sub-Floor Area

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Council Tax: G | Energy Rating: TBC | Tenure: Feehold

## £1,000,000





**The property is located to the south side of Harrogate, within easy reach of local schooling, the Pannal rail link, providing commuting to both Leeds and York and, in turn, the Harrogate town centre.**

The property now requires full modernisation or redevelopment - subject to the usual planning consents and has the benefit of been quietly located, offering extreme privacy with extensive rear gardens.

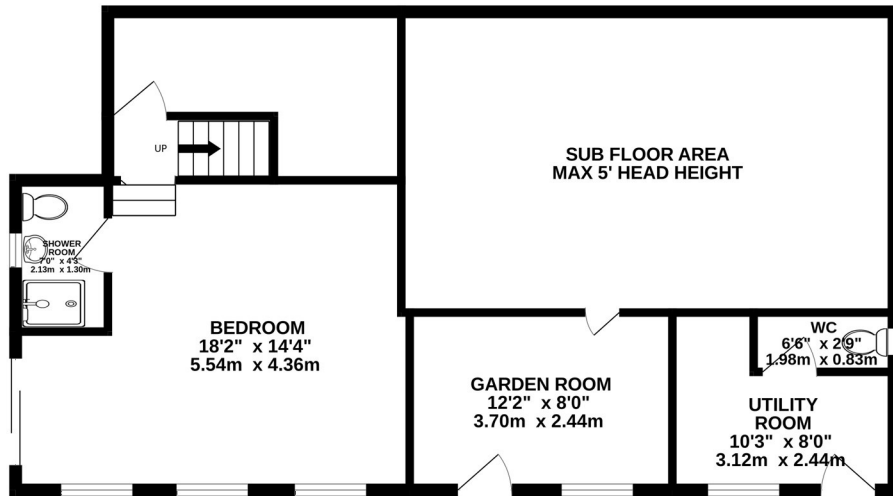
The accommodation is mainly to the ground floor and due to the gradient of the land also offers a lower ground floor area with partially restricted head height.

The accommodation comprises: Entrance hall, cloakroom with wc, large living room with picture window having far reaching views, dining room, kitchen, two double bedrooms, separate shower room and staircase leading to the lower ground floor where there is a large bedroom with en-suite shower room and walk-in wardrobe. The remainder of the lower ground floor accommodation is accessed from the rear driveway and comprises a utility room with separate wc, garden room and vast sub-floor areas with restricted head height.

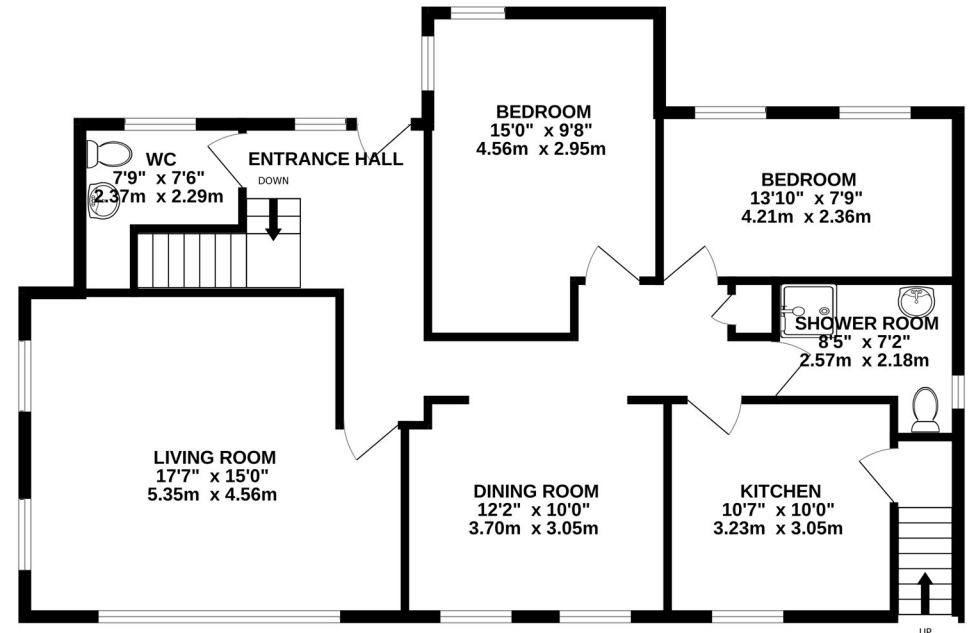
There is a large, detached double garage, rear driveway, lawned gardens with green house and further land which is adjacent to open countryside.



LOWER GROUND FLOOR  
864 sq.ft. (80.2 sq.m.) approx.



GROUND FLOOR  
1024 sq.ft. (95.1 sq.m.) approx.



TOTAL FLOOR AREA : 1887 sq.ft. (175.3 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only  
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