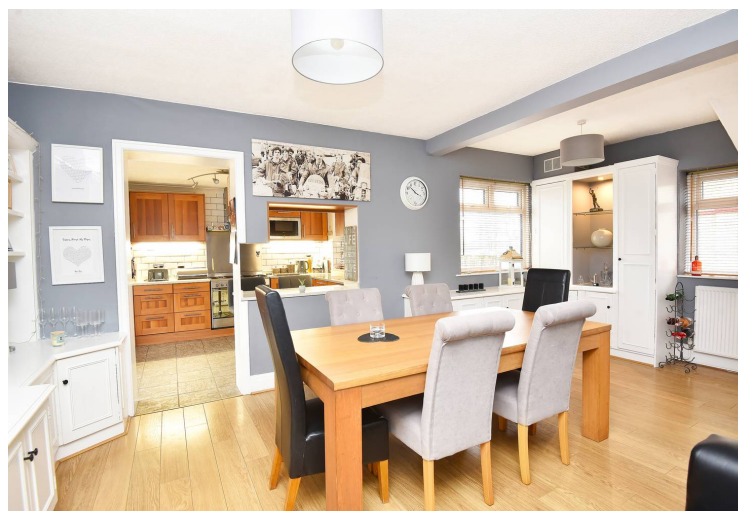




Parkland Cottage, Spacey Houses, Harrogate

£400,000 Offers Over

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Parkland Cottage is a charming three-bedroom detached house revealing deceptively generous accommodation with modern open-plan interiors, standing in lawned gardens with a side driveway and single garage.

The property is situated in a very convenient location in the centre of the fashionable village of Pannal, just five minutes' drive from Harrogate, well placed for daily commuting to Yorkshire's principal districts and within a short walk of the train station, popular primary school, shop and open countryside.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D



With double glazing and gas-fired central heating, the property comprises in brief.

GROUND FLOOR

RECEPTION HALL

BAY-FRONTED SITTING ROOM

With modern fireplace and ceiling cornice.

OPEN-PLAN LIVING DINING KITCHEN.

Dining space with solid oak wooden floors, fitted cabinets and wall-mounted shelving. Modern breakfast kitchen with white quartz work surfaces, integrated appliances and a range cooker. Tiled floors.

SIDE LOBBY AND GUEST WC

FIRST FLOOR

LANDING

BEDROOM 1

With fitted wardrobes.

TWO FURTHER BEDROOMS

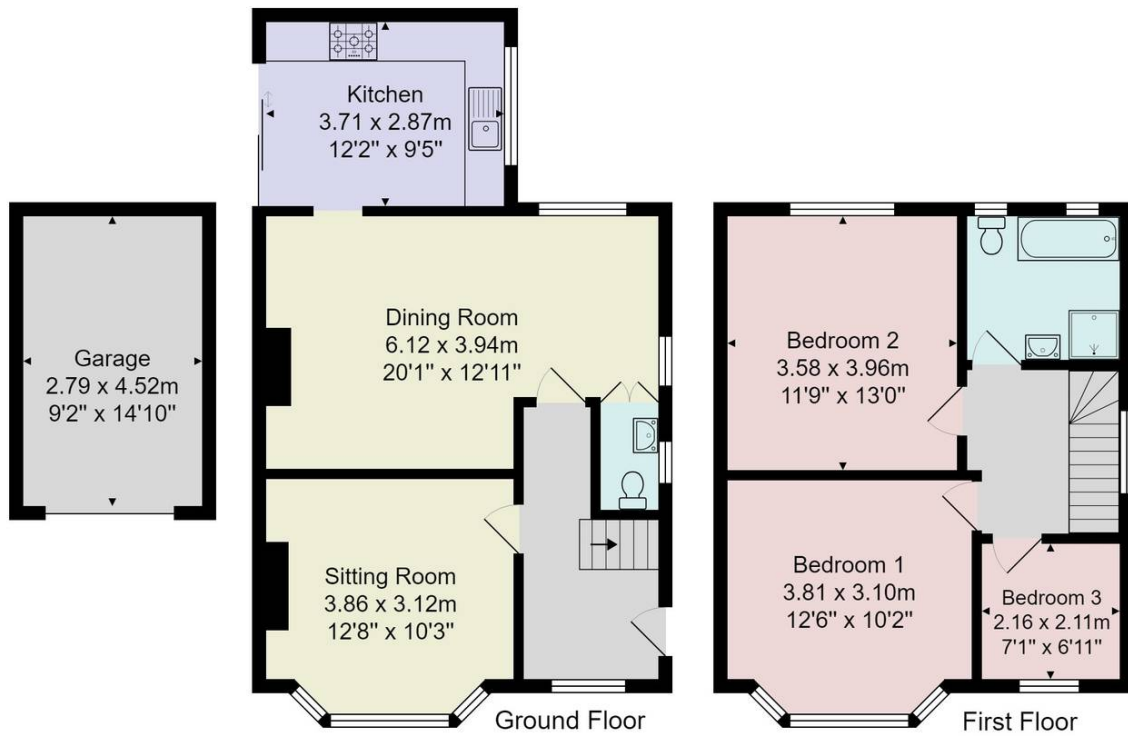
BATHROOM

With separate shower.

OUTSIDE

Driveway leading to a single garage. Rear flagged patios ideal for garden furniture. Enclosed family lawned gardens.





Total Area: 102.2 m² ... 1100 ft² (excluding garage)

All measurements are approximate and for display purposes only.

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