



**17 Smithy Close, Pannal**

**£260,000**

**VERITY  
FREARSON**

**YOUR AWARD  
WINNING AGENT**  
**#DARINGTOBEDIFFERENT**



**A spacious two bedroom first floor apartment, enjoying delightful views over adjoining green space and countryside beyond, together with the benefit of two allocated parking spaces. The property forms part of this popular modern development within the highly desirable village of Pannal, well served by excellent local amenities including a primary school, shops, golf course and superb public transport links via the railway station and regular No.36 bus service connecting Harrogate, Leeds, Ripon and York. The apartment offers well-appointed accommodation throughout, including an impressive open plan living space with Juliet balconies and modern kitchen.**

#### **OUTSIDE**

**The property benefits from two allocated parking spaces.**

#### **AGENT'S NOTE**

**The property is long leasehold.**

**Service charge details to follow.**

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: B



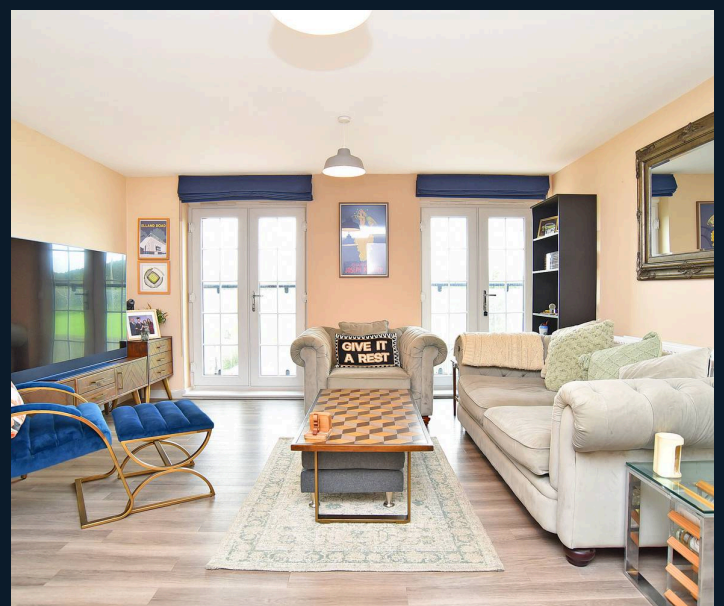
## FIRST FLOOR

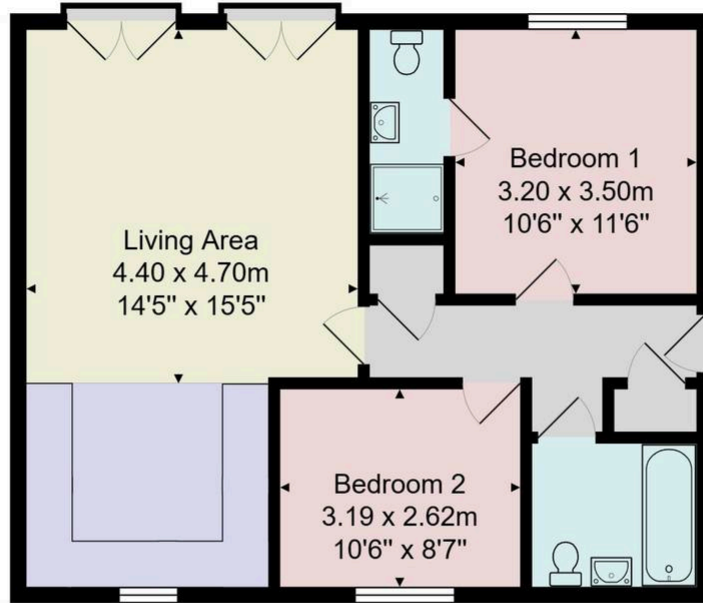
A welcoming reception hall provides fitted storage cupboards and access to the principal accommodation.

A particular feature of the property is the spacious open plan living area with sitting and dining spaces together with two sets of glazed doors opening onto Juliet balconies, enjoying attractive views over the adjoining green space and countryside.

The modern fitted kitchen comprises a stylish range of wall and base units together with integrated appliances including gas hob, oven, dishwasher, fridge / freezer and washing machine.

There are two double bedrooms, including the principal bedroom which benefits from a modern en-suite shower room. There is also a house bathroom fitted with bath and shower above.





Total Area: 65.9 m<sup>2</sup> ... 709 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

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