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# Brackenthwaite Lane

Pannal, Harrogate, HG3 1PH

Guide Price £375,000

3 2 2 E

Council Tax: E

# High Warren Brackenthwaite Lane

Pannal, Harrogate, HG3 1PH

## Guide Price £375,000

### EPC

Energy rating E
This property produces 6.5 tonnes of CO2

### Material Information - Harrogate

Tenure Type: Freehold
Council Tax Banding: E

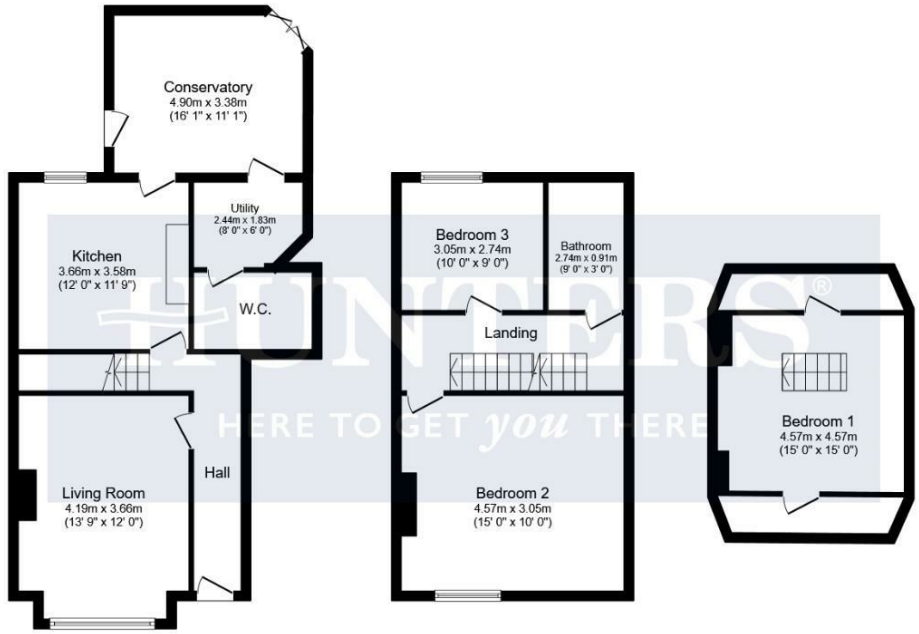
## Road Map

## Hybrid Map

## Terrain Map

## Floor Plan

High Warren, Brackenthwaite Lane, Harrogate, Pannal, HG3 1PH, GB




**Ground Floor**
Floor area 62.3 sq.m. (670 sq.ft.)

**First Floor**
Floor area 41.8 sq.m. (450 sq.ft.)

**Second Floor**
Floor area 21.8 sq.m. (234 sq.ft.)

Total floor area: 125.8 sq.m. (1,355 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io

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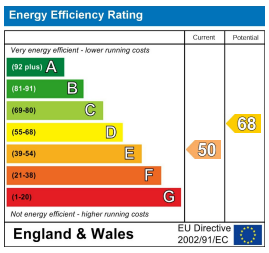
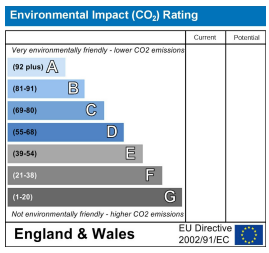
## Viewing

Please contact our Hunters Harrogate Office on 01423 536222 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph




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.

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