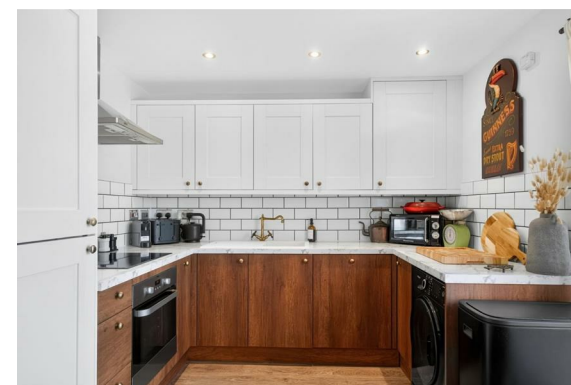




Buttersyke Way, Pannal, North Yorkshire, HG3 1GB

- Three-bedroom semi-detached house
- Modern kitchen
- Private south facing rear garden
- Ground floor WC
- Convenient access to Harrogate
- Well-presented throughout
- Good-sized living room
- Driveway parking for two vehicles
- Walking distance to Pannal village and railway station

Guide Price £340,000



Buttersyke Way, Pannal, North Yorkshire, HG3 1GB

DESCRIPTION

Located on Buttersyke Way, this well-presented three-bedroom semi-detached house offers modern and practical living accommodation, with two bathrooms, driveway parking for two vehicles and a private south-west facing rear garden.

On entering the property, there is a good-sized living room leading through to a modern kitchen. The kitchen provides access to the large rear garden, while there is also a WC on the ground floor.

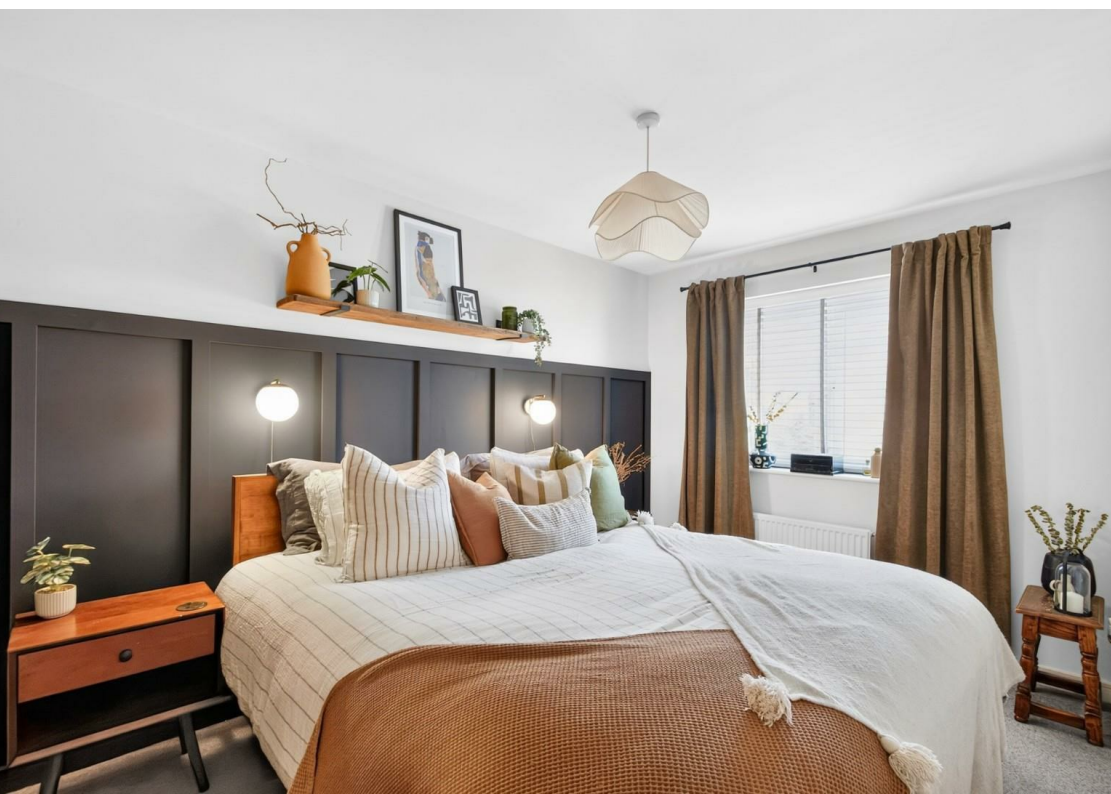
To the first floor, there are three well-proportioned bedrooms and a modern family bathroom.

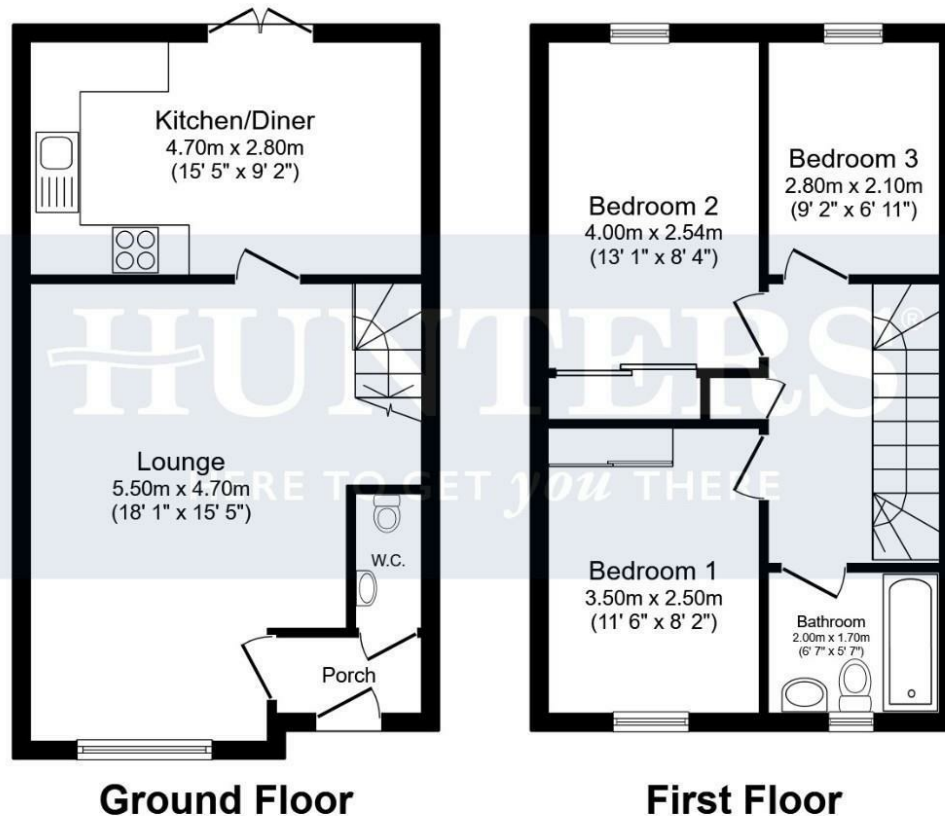
Externally, the property benefits from a driveway with parking for two vehicles to the front, while the private south-west facing rear garden provides a good outdoor space.

The property forms part of a residential development and is conveniently located within walking distance of a newly created park, the Co-op, Pannal village and Pannal railway station. Harrogate town centre is also within easy reach via Leeds Road.

The property offers well-presented accommodation, a private rear garden and convenient access to local amenities, Pannal railway station and Harrogate. The layout and location make it suitable for a range of buyers, including first-time buyers, couples and families.







Total floor area 74.9 sq.m. (806 sq.ft.) approx

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



Viewings

Please contact harrogate@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.



Regents House, 13-15 Albert Street, Harrogate, HG1 1JX
Tel: 01423 536222 Email: harrogate@hunters.com <https://www.hunters.com>

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.

