

THIRKILL House

THIRKILL DRIVE, PANNAL

HARROGATE, HG3 1GE



**NICHOLLS
TYREMAN**

Welcome to Thirkill House - Modern Living in the Heart of Yorkshire

Discover contemporary, hassle free living in our premium build-to-rent development, offering 38 stylish one and two bedroom apartments, and a luxury three bedroom penthouse apartment. Each home is thoughtfully designed and finished to a high specification, blending comfort, security and smart technology.

Enjoy convenient lift access to all levels, secure video entry via fob or smartphone, smart heating, and ultra-fast fibre broadband throughout. All apartments come with their own secure individual locker cage for additional storage. The heart of each home features a beautifully designed German made Robica kitchen, complete with integrated appliances.

Located on the Harrogate to Leeds train line at Pannal, this development offers superb connectivity and lifestyle convenience. You are just minutes from Harrogate town centre, the luxury of Riddings Park, and the charm of Pannal village, within walking distance of Weetons Food Hall, local amenities, and excellent bus routes.

Whether you are commuting, working from home, or exploring the best of North Yorkshire, this development offers the ideal balance of location, quality, and ease of living.

Apartments from £1,200 to £3,200 pcm



The Development

- Gated development
- One & Two bedroom apartments
- Three bedroom penthouse
- Lift access to all levels
- Secure parking with EV charging points
- Large individual locker cages
- Bike store, Parcel & post room
- Close to transport links
- South Harrogate location

The Apartments

- Fob/Bluetooth video entry
- Smart heating
- Fibre broadband to all apartments
- Acoustic insulation
- Fully integrated kitchens
- Quartz worktops and upstands
- Boiler tap
- Built in wardrobes
- Balconies to some apartments

The Details

APARTMENT	BEDS	SQM	SQFT	BALCONY	RENT
FLOOR 0					
1	2	82.52	888		£1,800
2	2	92.55	996		£2,000
3	2	87.92	946		£1,900
FLOOR 1					
4	2	71.60	771		£1,850
5	2	74.30	800		£1,900
6	2	75.51	813		£1,650
7	1	51.55	555		£1,200
8	2	73.16	787		£1,550
9	2	73.02	786		£1,550
10	2	73.12	787	✓	£1,850
11	2	73.92	796		£1,600
FLOOR 2					
12	2	74.55	802	✓	£1,900
13	2	69.90	752	✓	£1,800
14	2	75.65	814		£1,750
15	1	51.56	555		LET
16	2	73.16	787		£1,700
17	2	73.02	786		£1,700
18	2	73.12	787	✓	£1,700
19	2	73.91	796		£1,750

APARTMENT	BEDS	SQM	SQFT	BALCONY	RENT
FLOOR 3					
20	2	74.55	802	✓	£1,900
21	2	69.90	752	✓	£1,800
22	2	75.65	814		£1,750
23	1	51.56	555		£1,200
24	2	73.16	788		£1,700
25	2	73.02	786		£1,700
26	2	73.26	789	✓	£1,850
27	2	73.94	796		£1,750
FLOOR 4					
28	3	119.08	1,282	✓	£3,200
29	2	71.98	775		£1,650
30	1	51.30	552		£1,200
31	2	72.74	783		£1,650
32	2	72.60	781		£1,650
33	2	69.82	751		£1,600
34	2	73.44	790		£1,650
FLOOR 5					
35	2	85.43	920	✓	£2,000
36	2	91.72	987	✓	£2,200
37	1	55.65	600		£1,295
38	2	73.73	794	✓	£1,950

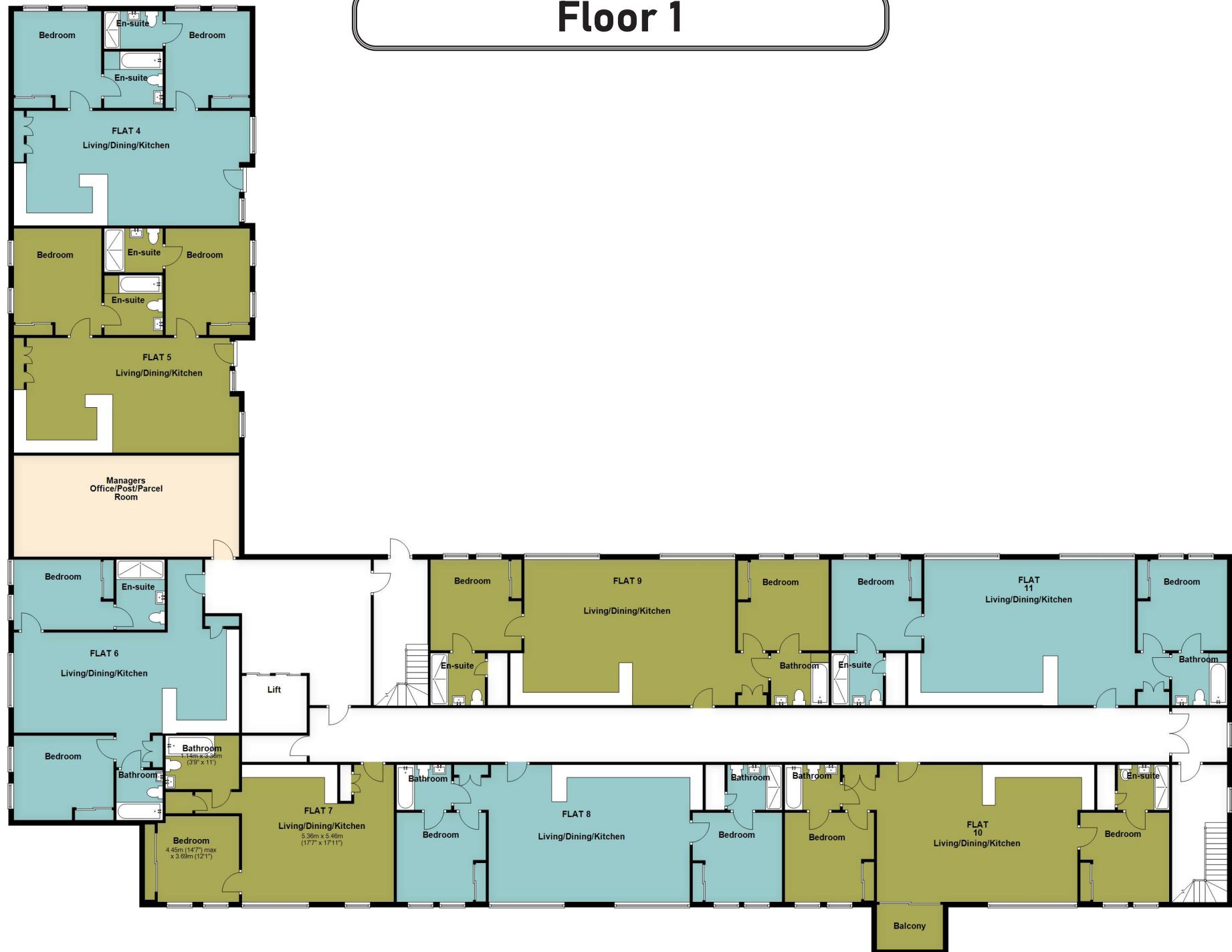


Floor 0



This plan is for illustrative purposes only and is not to scale.
All measurements are approximate
Plan produced using PlanUp.

Floor 1



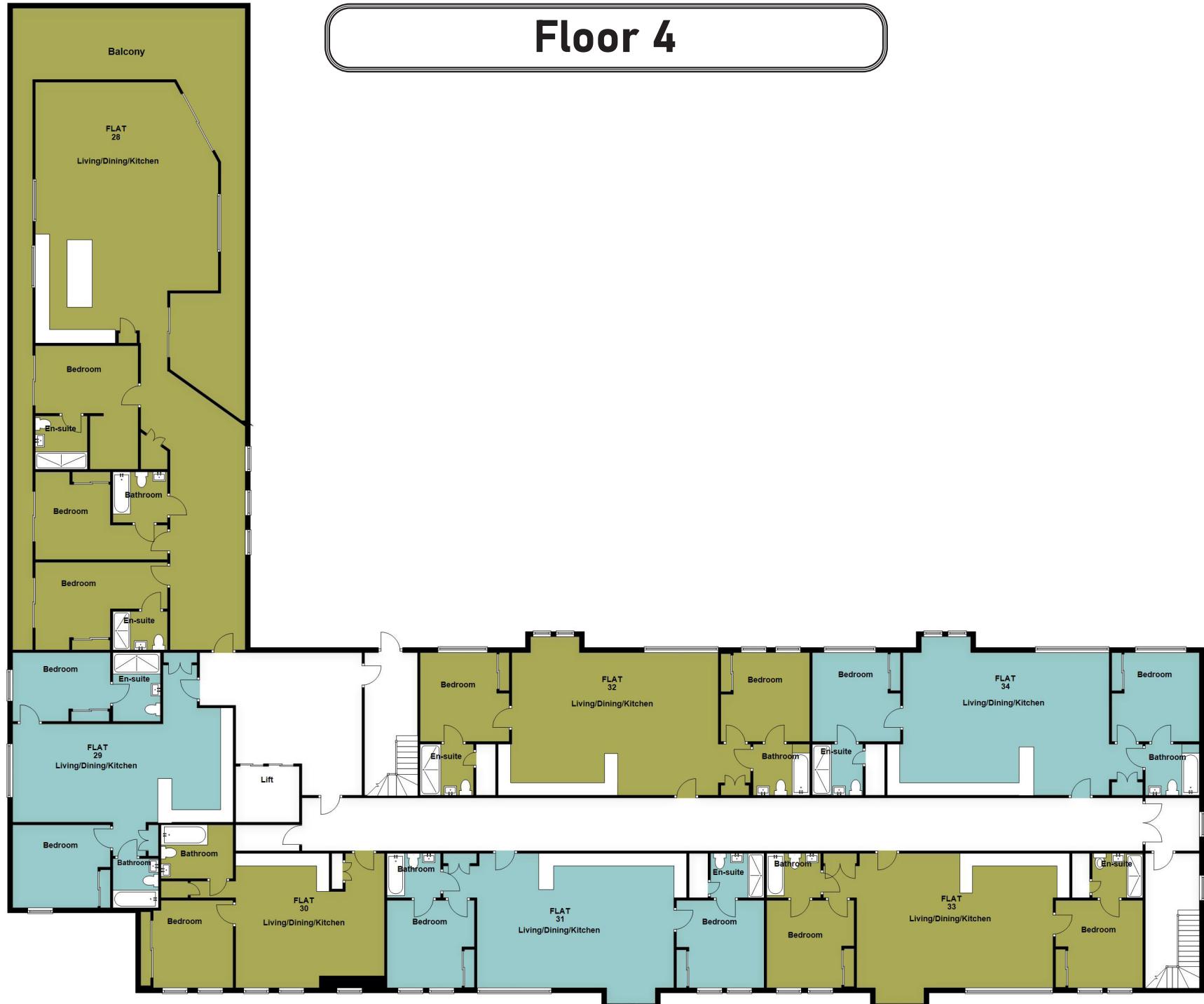
Floor 2



Floor 3



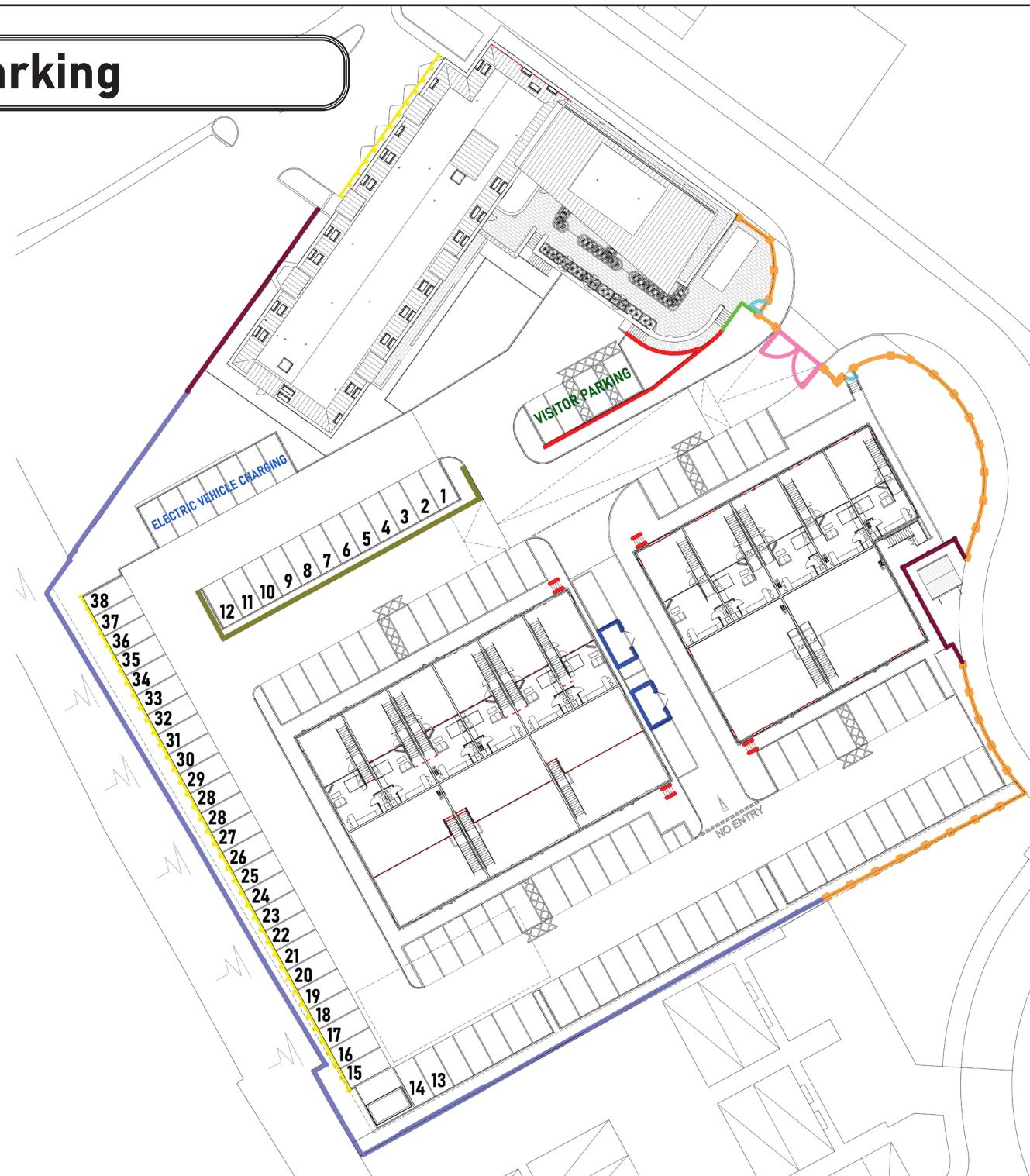
Floor 4

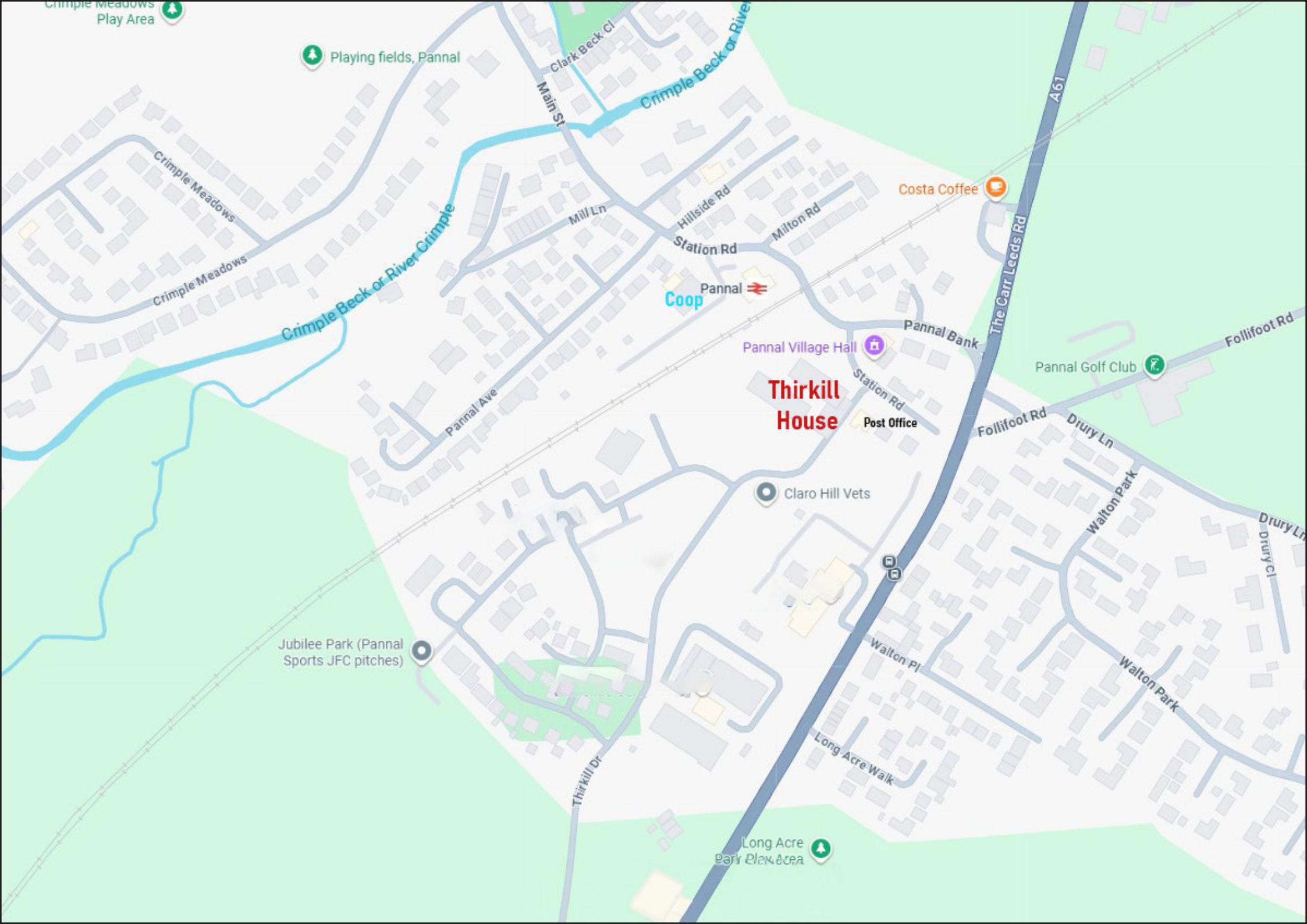


Floor 5



Parking







**9 Albert Street, Harrogate
North Yorkshire HG1 1JX
Sales: 01423 503076 Lettings: 01423 530744**

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These particulars are given as guidance only and are expressly excluded from any contract. They give no warranty as to the condition or description and any recipient must satisfy himself on all matters stated herein. The property is offered subject to contract and to its being unsold and unlet. Appointments for viewing and contract of all negotiations shall be through Nicholls Tyreman Estate Agent.