

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 Ridding 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		LET
9	2	73.02	786		LET
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		LET
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	✓	LET
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		LET
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

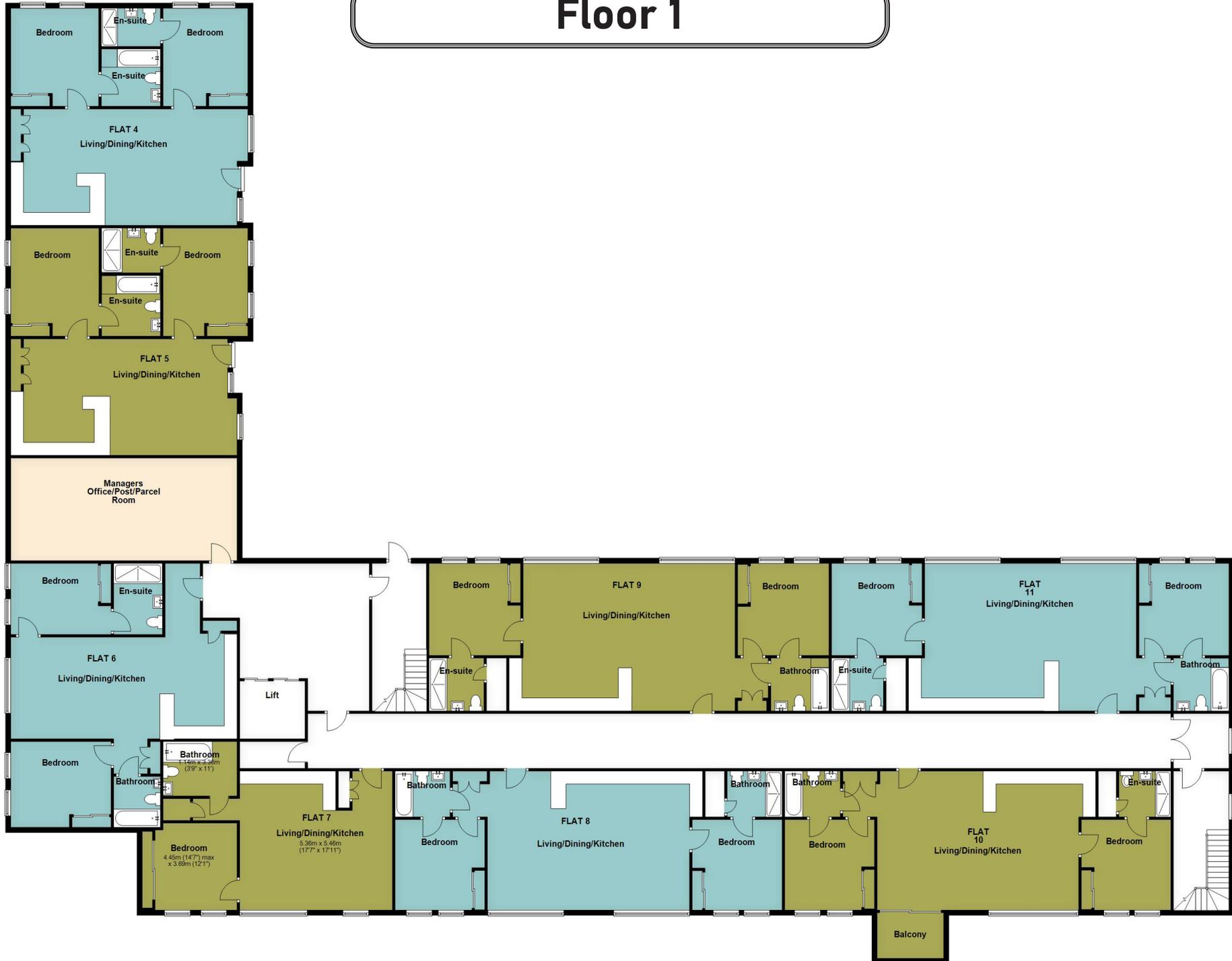


Floor 0



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

Floor 1



Floor 2



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

Floor 3



Floor 4

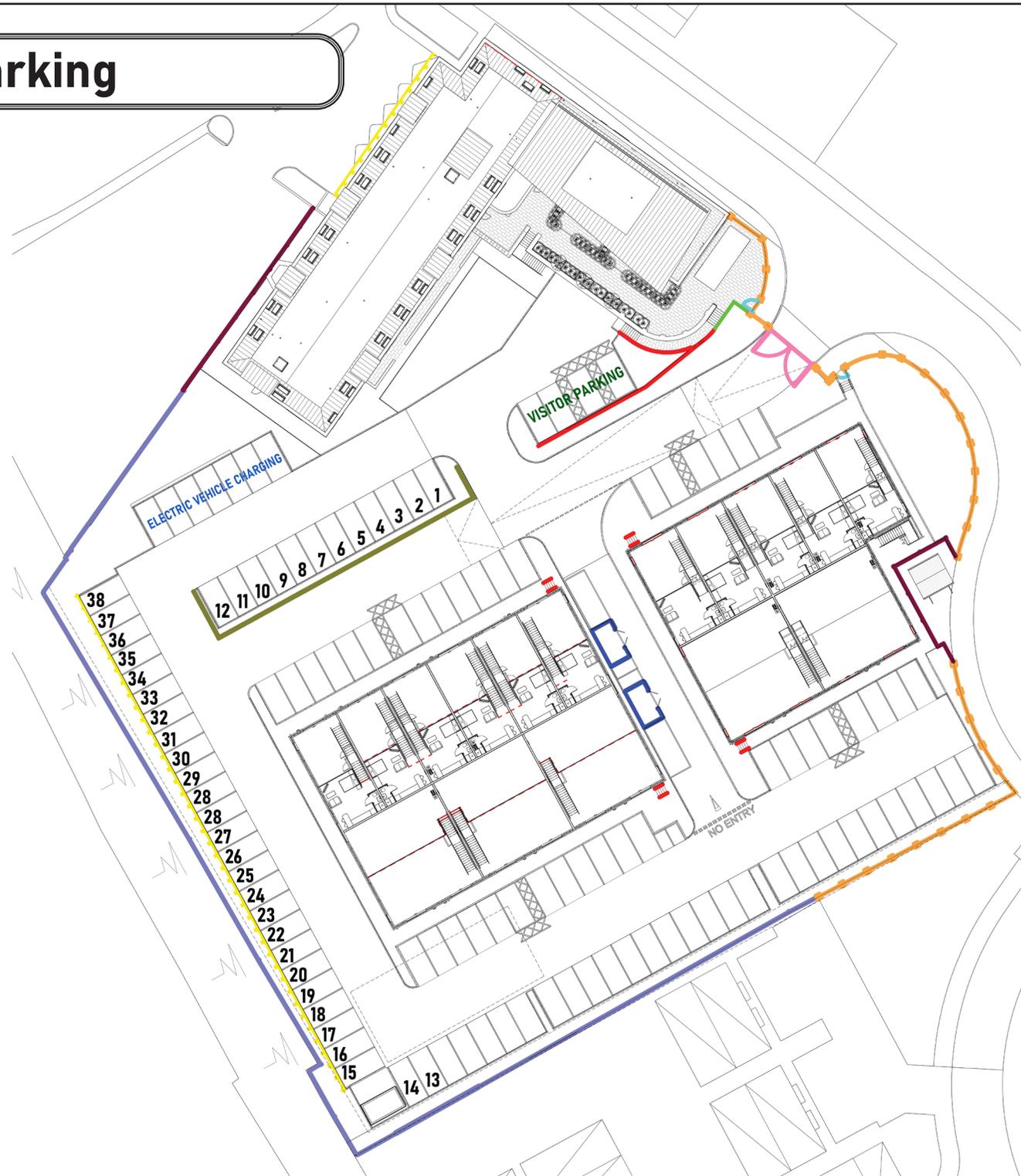


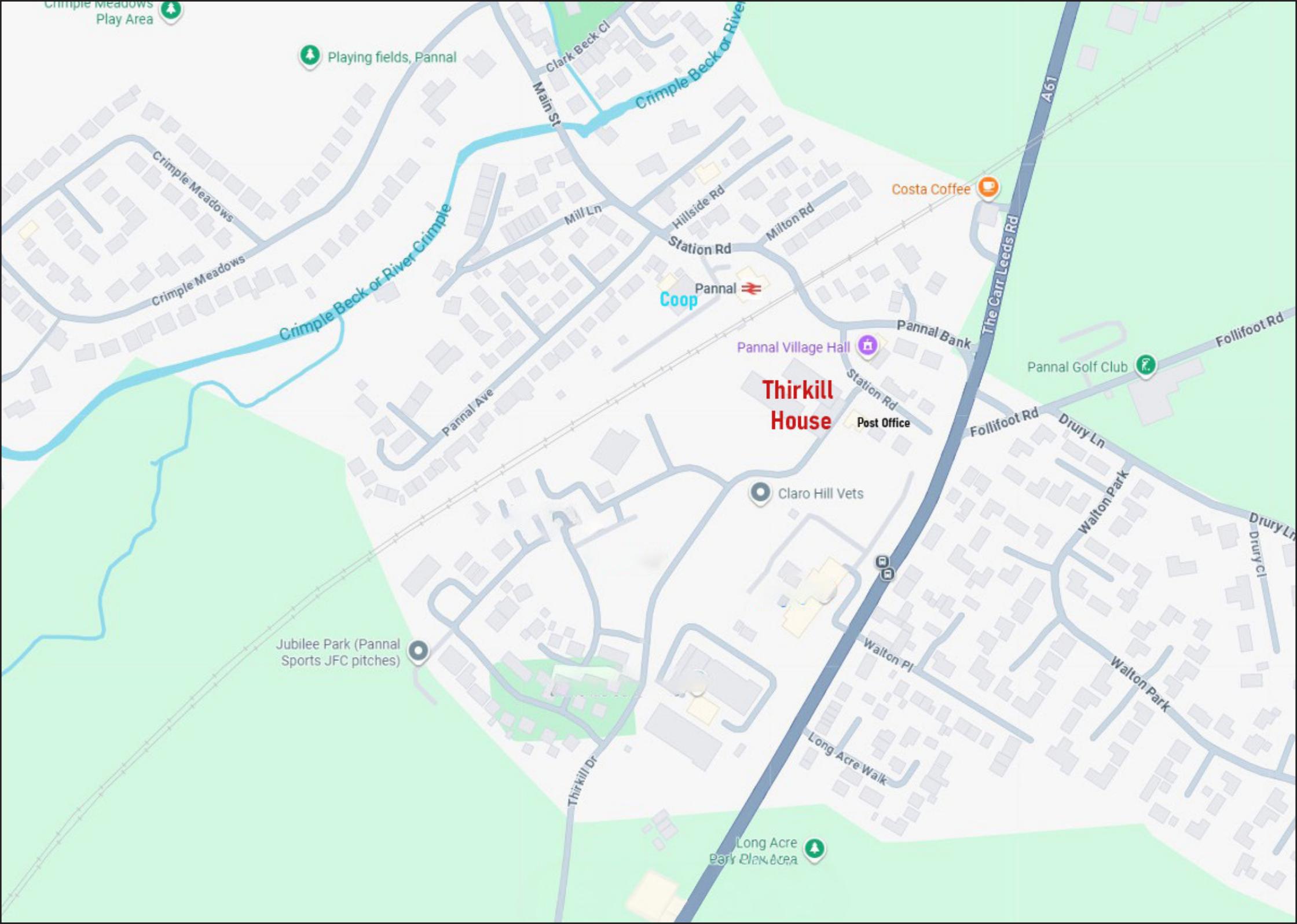
This plan is for illustrative purposes only and is not to scale
all measurements are approximate
Plan produced using PlanUp

Floor 5



Parking





Thirkill House

Pannal Village Hall

Post Office

Claro Hill Vets

Pannal Golf Club

Coop

Costa Coffee

Jubilee Park (Pannal Sports JFC pitches)

Long Acre Park Play Area

Playing fields, Pannal

Crimple Meadows Play Area

Crimple Meadows

Crimple Meadows

Crimple Beck or River Crimple

Crimple Beck or River

A61

The Carr Leeds Rd

Follifoot Rd

Drury Ln

Walton Park

Drury Ln

Walton Park

Walton Pl

Long Acre Walk

Thirkill Dr

Pannal Ave

Mill Ln

Hillside Rd

Milton Rd

Station Rd

Main St

Clark Beck Cl



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

WWW.NICHOLLSTYREMAN.COM

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.