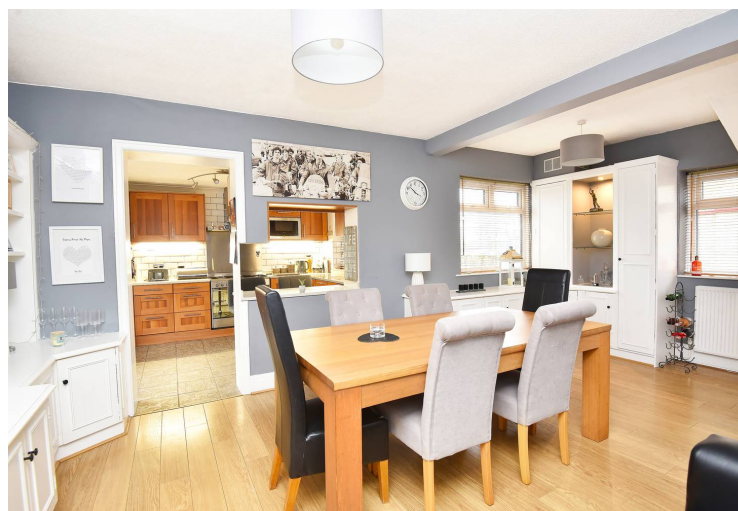




Parkland Cottage, Spacey Houses, Harrogate

£420,000 Guide Price

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Parkland Cottage is a charming three-bedroom detached house revealing deceptively generous accommodation with modern open-plan interiors, standing in lawned gardens with a side driveway and single garage.

The property is situated in a very convenient location in the centre of the fashionable village of Pannal, just five minutes' drive from Harrogate, well placed for daily commuting to Yorkshire's principal districts and within a short walk of the train station, popular primary school, shop and open countryside.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:



With double glazing and gas-fired central heating, the property comprises in brief.

GROUND FLOOR

RECEPTION HALL

BAY-FRONTED SITTING ROOM

With modern fireplace and ceiling cornice.

OPEN-PLAN LIVING DINING KITCHEN.

Dining space with solid oak wooden floors, fitted cabinets and wall-mounted shelving. Modern breakfast kitchen with white quartz work surfaces, integrated appliances and a range cooker. Tiled floors.

SIDE LOBBY AND GUEST WC

FIRST FLOOR

LANDING

BEDROOM 1

With fitted wardrobes.

TWO FURTHER BEDROOMS

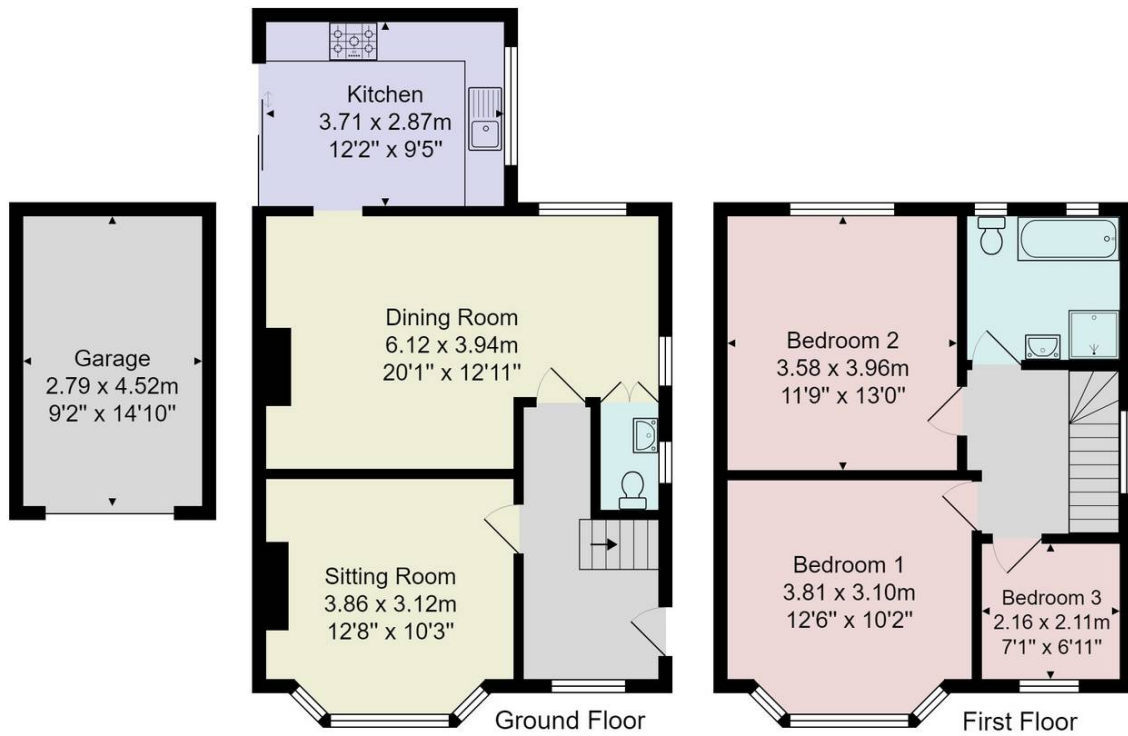
BATHROOM

With separate shower.

OUTSIDE

Driveway leading to a single garage. Rear flagged patios ideal for garden furniture. Enclosed family lawned gardens.





Total Area: 102.2 m² ... 1100 ft² (excluding garage)

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
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