



Rosedale, Pannal, Harrogate, HG3 1LB

- NO ONWARD CHAIN
- Spacious entrance hall creating a welcoming first impression
- Generous plot with both front and rear garden areas
- Driveway with space for up to four vehicles
- Early viewing highly recommended
- Detached bungalow located in the highly sought-after area of Pannal
- Larger than average open plan lounge and dining area
- Garage providing secure parking or additional storage
- Close to local amenities and excellent transport links including a train station
- Council Tax Band F



Guide Price £600,000

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DESCRIPTION

NO ONWARD CHAIN. Located in the highly sought-after area of Pannal, this delightful detached bungalow offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for all types of buyers, from families to downsizing.

As you enter into the spacious hall, you are welcomed by a larger than average open plan lounge and dining area, providing a spacious and inviting atmosphere for both relaxation and entertaining. The layout is designed to maximise natural light, creating a warm and airy environment throughout. The bungalow also features a well-appointed bathroom and a convenient WC, ensuring practicality for everyday living.

Set on a generously sized plot, the property boasts both front and back gardens, perfect for enjoying the outdoors or cultivating your green thumb. Additionally, there is a garage that offers ample space for parking or storage, complemented by a driveway that can accommodate up to four vehicles, making it an excellent choice for those with multiple cars.

This bungalow is conveniently close to local schools, public transport links, shops, and a train station, providing easy access to Harrogate and beyond. This property presents a wonderful opportunity to enjoy a tranquil lifestyle while remaining well-connected to the amenities and attractions of the surrounding area.

In summary, this charming bungalow in Rosedale is a rare find, combining spacious living with a prime location. It is a must-see for anyone looking to settle in this desirable part of Harrogate.



EPC

Energy rating E

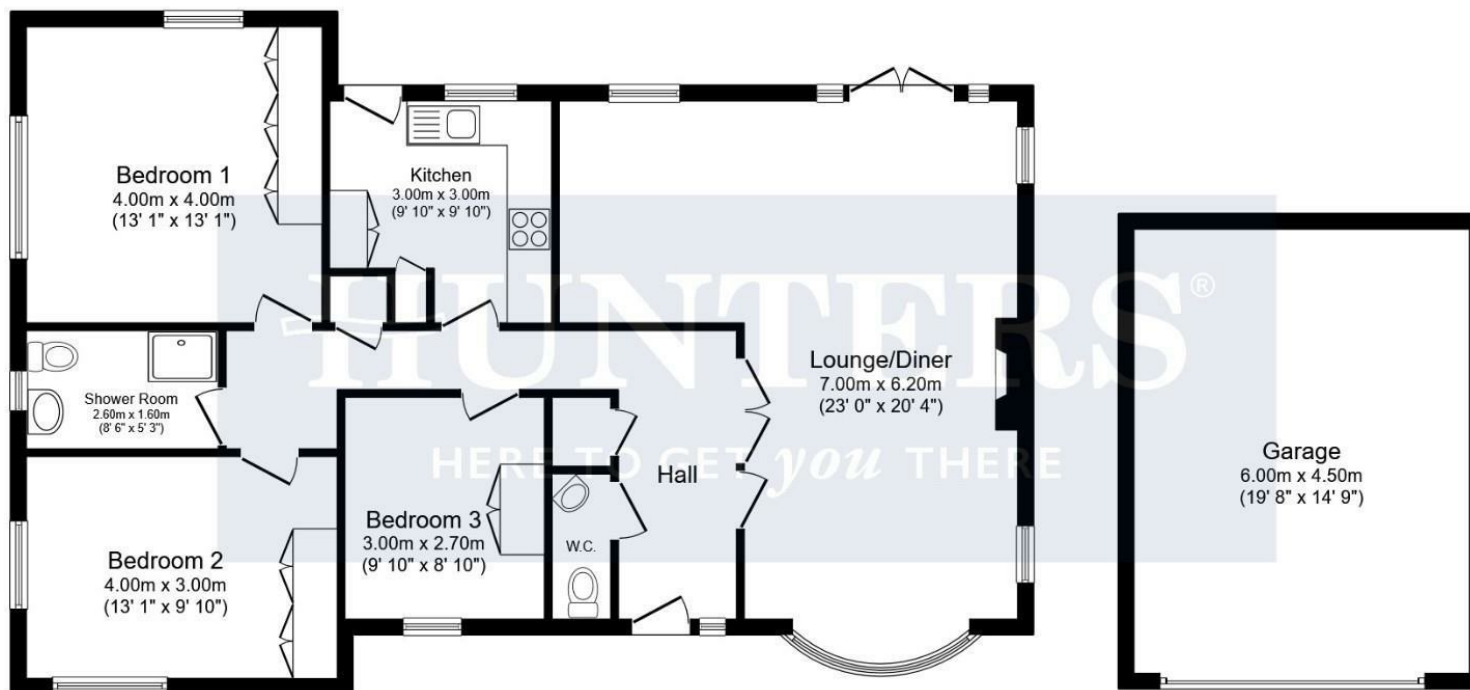
This property produces 7.1 tonnes of CO2

Material Information - Harrogate

Tenure Type: Freehold

Council Tax Banding: F





Floor Plan

Garage

Total floor area 129.5 sq.m. (1,394 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

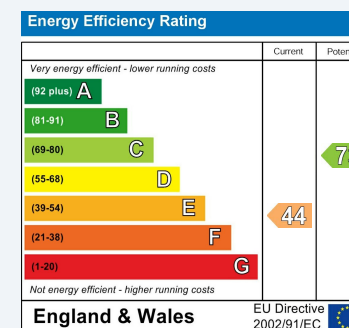
For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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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.



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.

