



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

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

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.



**Thirkill House Thirkill Drive  
Harrogate**

**£1,950**

Discover contemporary, hassle free living in our premium build-to-rent development, offering 37 stylish one and two bedroom apartments. 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 a minutes walk from 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.

**2 Bedrooms**

**1 Reception Room**

**2 Bathroom**

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**DIRECTIONS - HG3 1GE**

**COUNCIL TAX**

The property has been placed in band D.

**TENURE**

The tenure of the property is



**EPC RATING:**

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>80</b>	<b>80</b>

**APPROXIMATE DISTANCES**

Town Centre	1.9 miles
Railway Station	1 mile
Bus Route	400 metres
Airport	12 miles