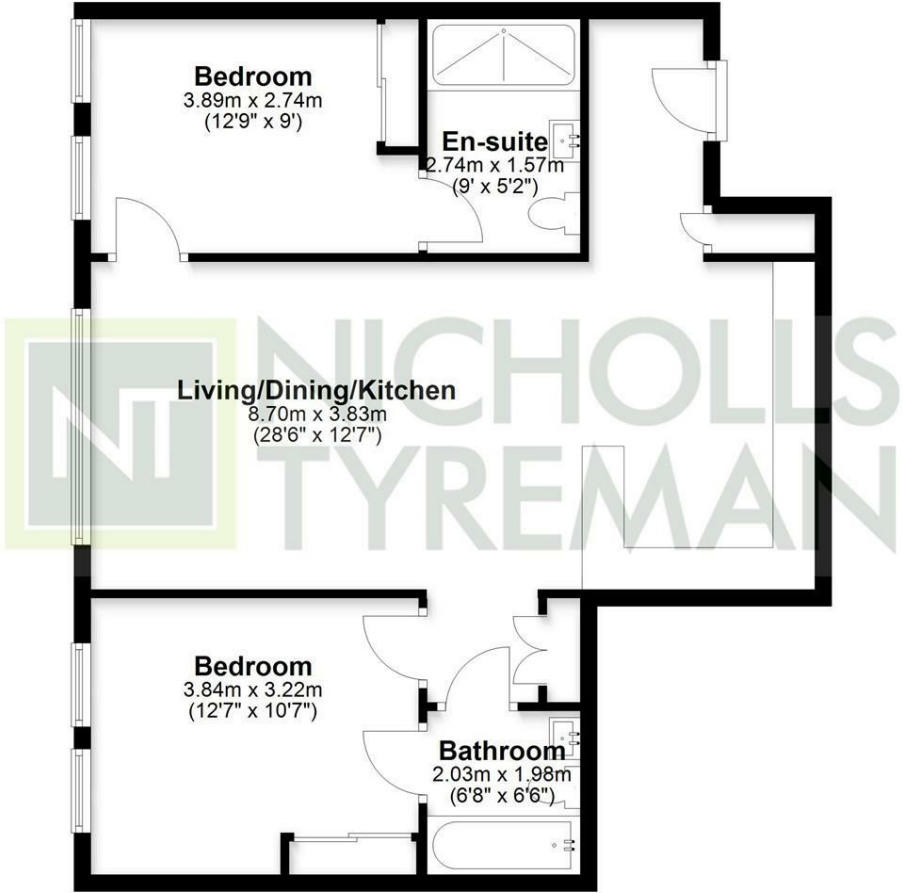




This plan is for illustrative purposes only and is not to scale.
All measurements are approximate
Plan produced using PlanUp.



**Thirkill House Thirkill Drive
Harrogate**

£1,750

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.

Discover contemporary, hassle free living in our premium build-to-rent development, offering 38 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 Rudding 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	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

APPROXIMATE DISTANCES

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