

# 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		£1,550
9	2	73.02	786		£1,550
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		£1,200
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	✓	£3,200
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		£1,600
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



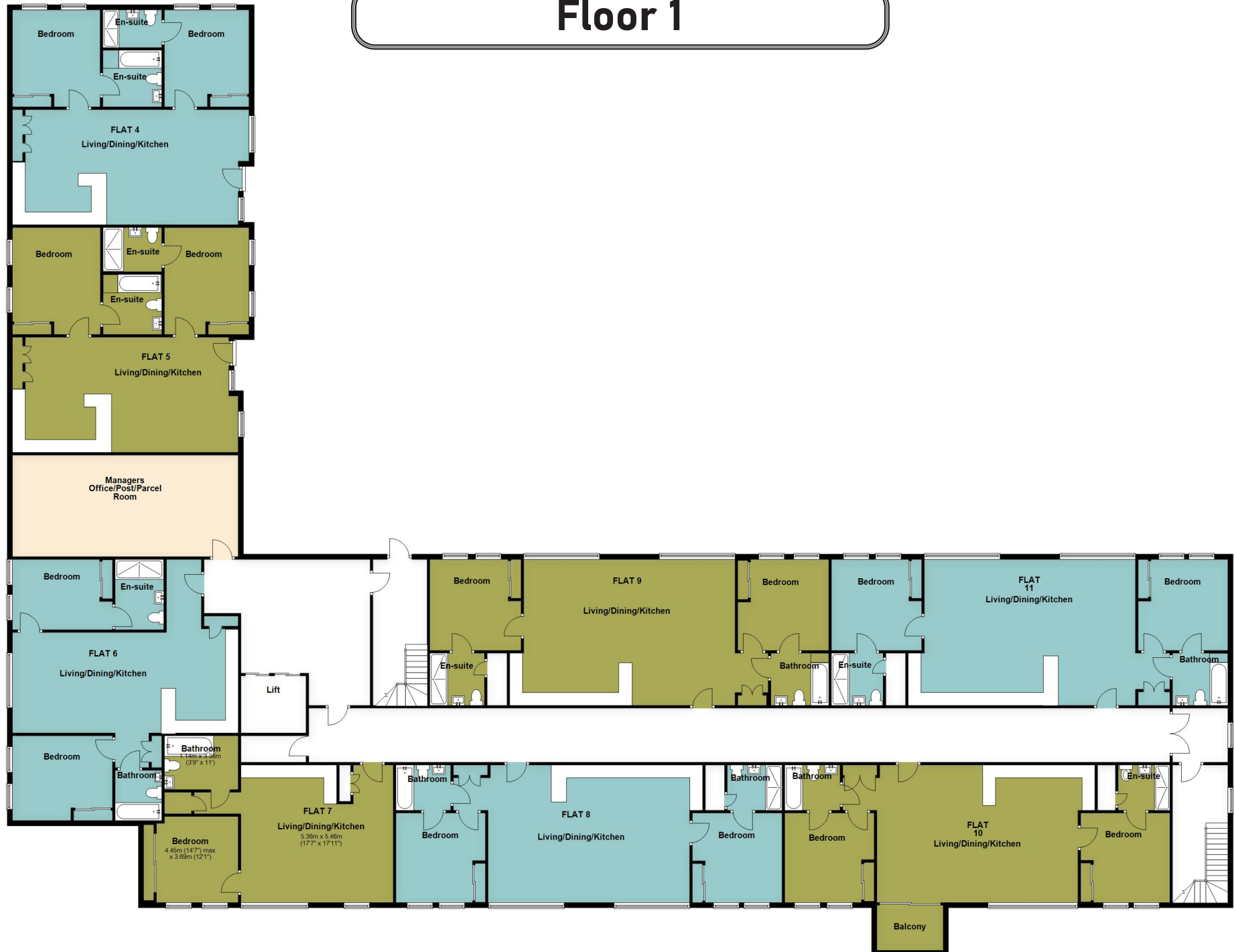


# Floor 0





# Floor 1



# Floor 2





# Floor 3



## Floor 4

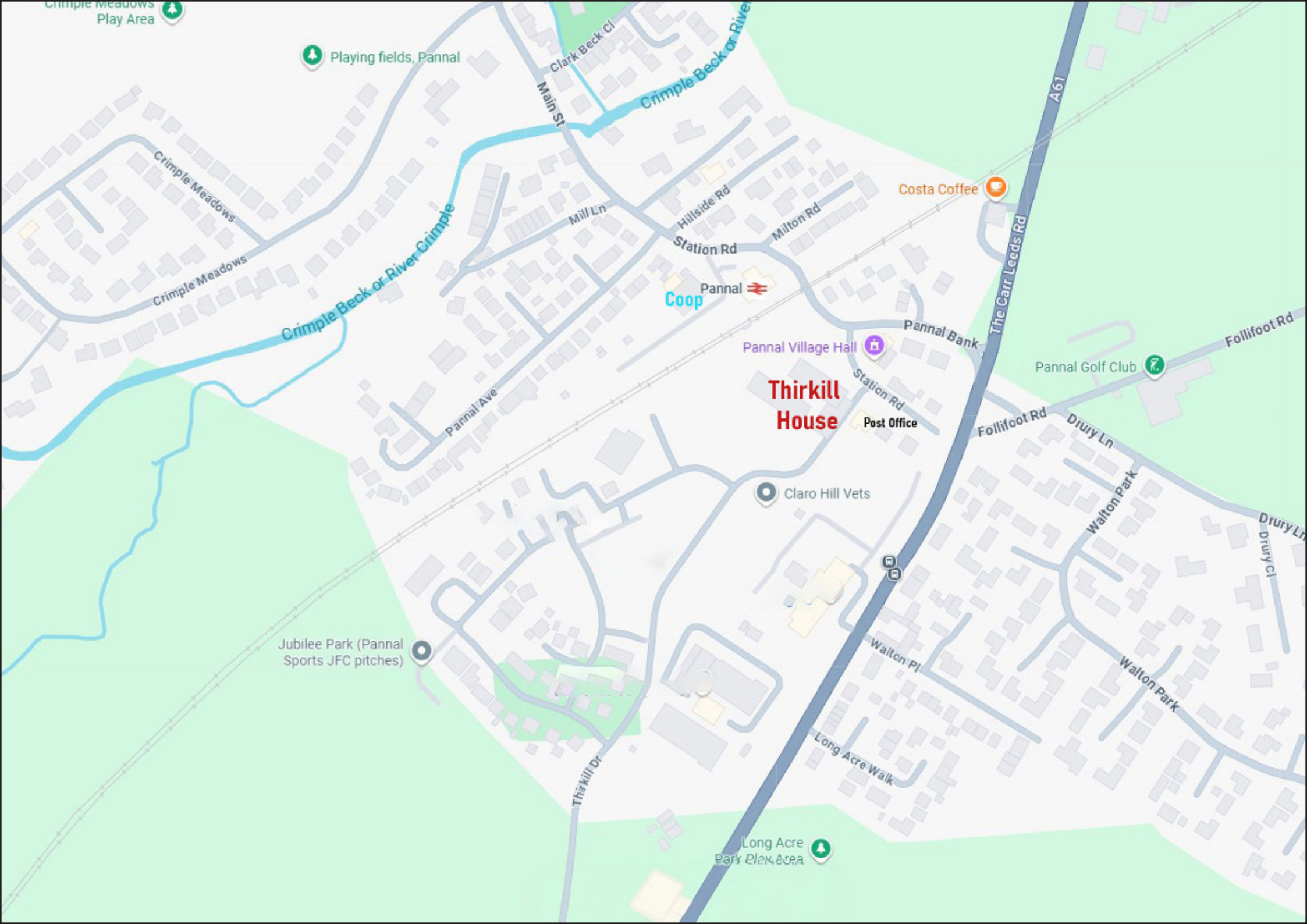


This plan is for illustrative purposes only and is not to scale.  
All measurements are approximate.  
Plan produced using PlanUp.



# Floor 5





Playing fields, Pannal

Crimple Meadows

Crimple Meadows

Crimple Beck or River Crimple

Clark Beck Cl  
Main St

Crimple Beck or River

Mill Ln

Hillside Rd  
Station Rd

Milton Rd

Coop Pannal

Costa Coffee

Pannal Bank

Pannal Village Hall

Thirkill House

Station Rd

Post Office

Pannal Golf Club

The Carr Leeds Rd

Follifoot Rd

Drury Ln

Walton Park

Drury Ln

Walton Park

Walton Pl

Long Acre Walk

Jubilee Park (Pannal Sports JFC pitches)

Long Acre Park Play Area





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

**[WWW.NICHOLLSTYREMAN.COM](http://WWW.NICHOLLSTYREMAN.COM)**

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