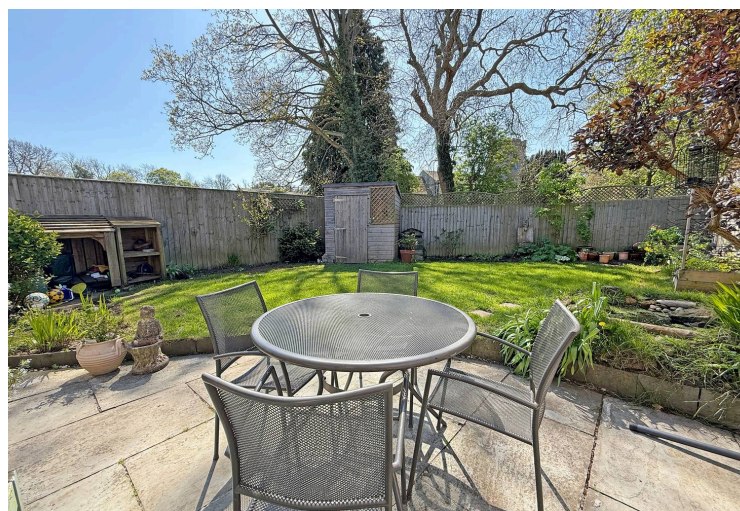




24 Pannal Green, Pannal

£450,000 Offers Over



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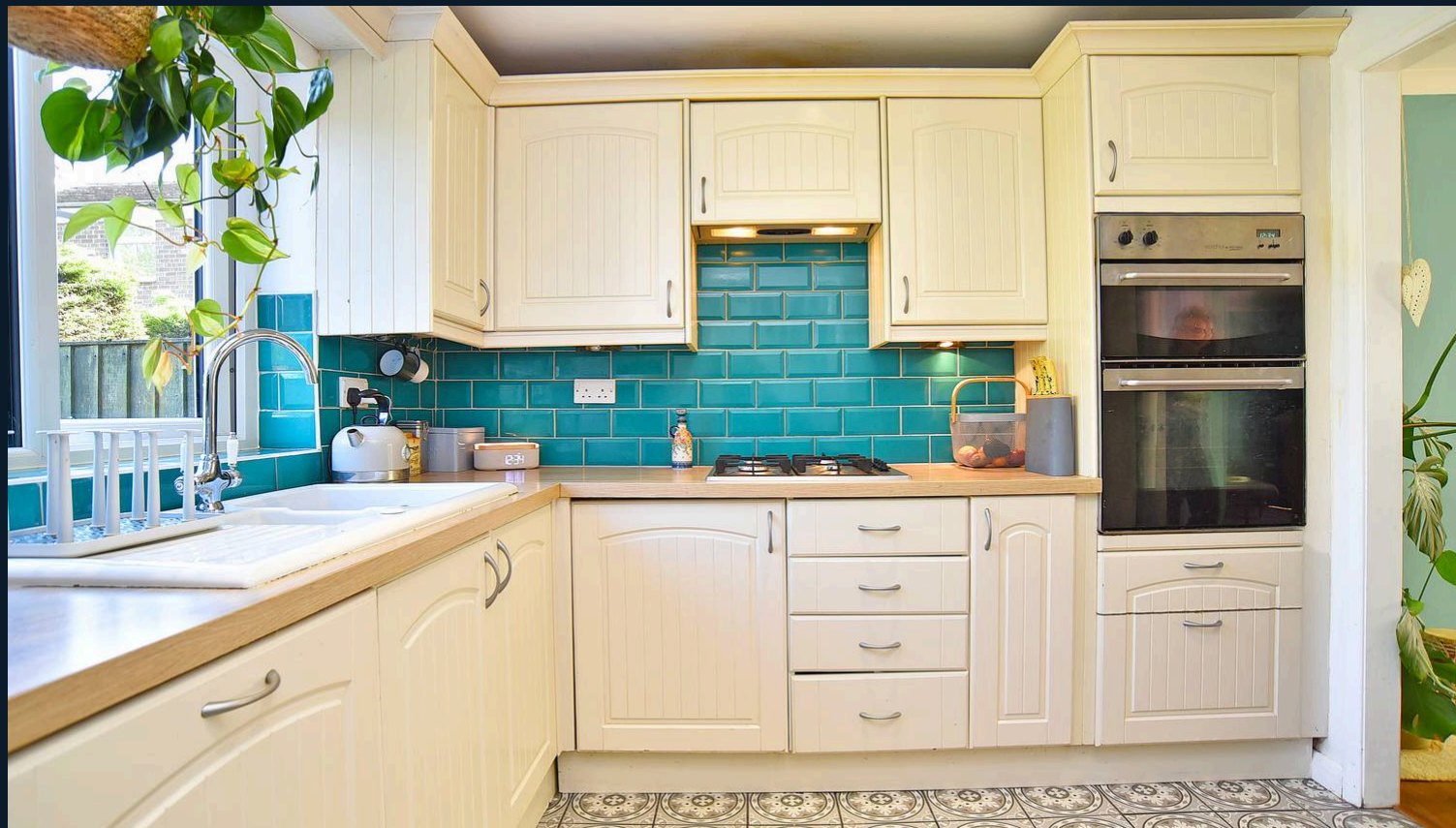
A spacious and well-presented end-terrace family home offering flexible four or five bedroom accommodation, occupying a particularly desirable position within this popular development in the sought-after village of Pannal. The property enjoys attractive open aspects to both the front and rear, with views across communal green space to the front and a long-term outlook over the adjoining church grounds to the rear. The southwest-facing garden is not directly overlooked, providing an excellent space for families and outdoor entertaining.

The property is ideally located for family living, being within walking distance of the highly regarded Pannal Primary School, village amenities, railway station with direct links to Leeds, Harrogate and York, and the popular No. 36 bus route.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

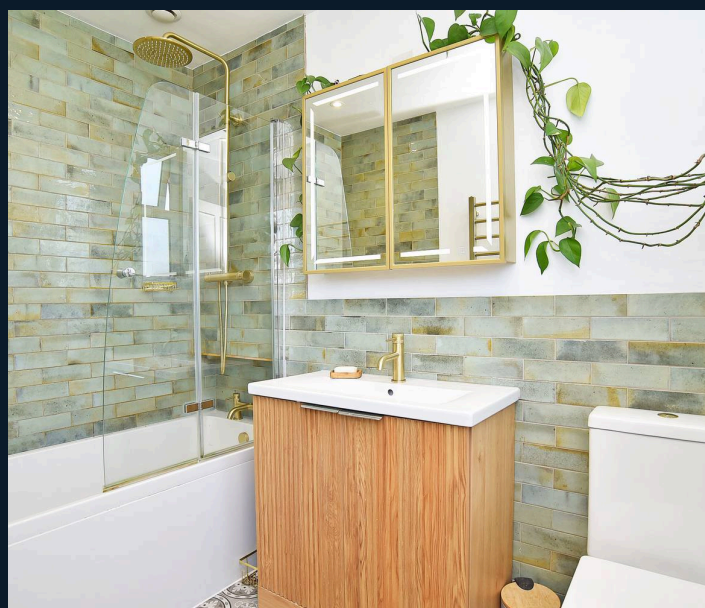
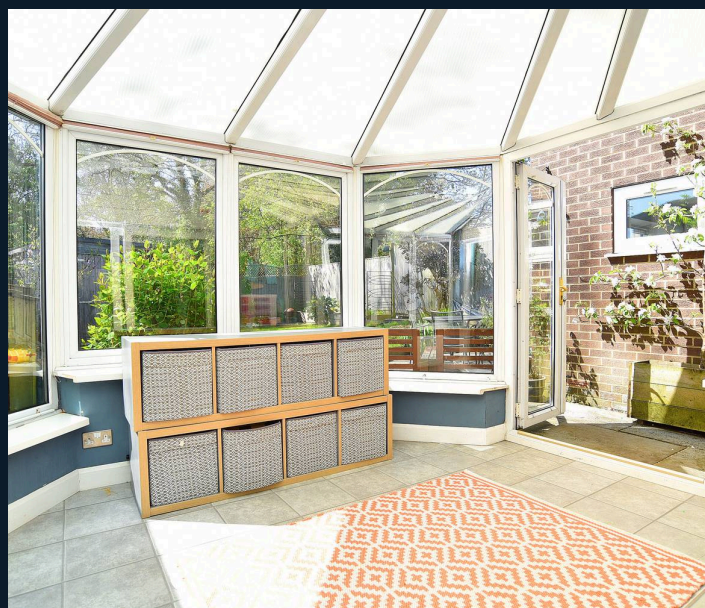


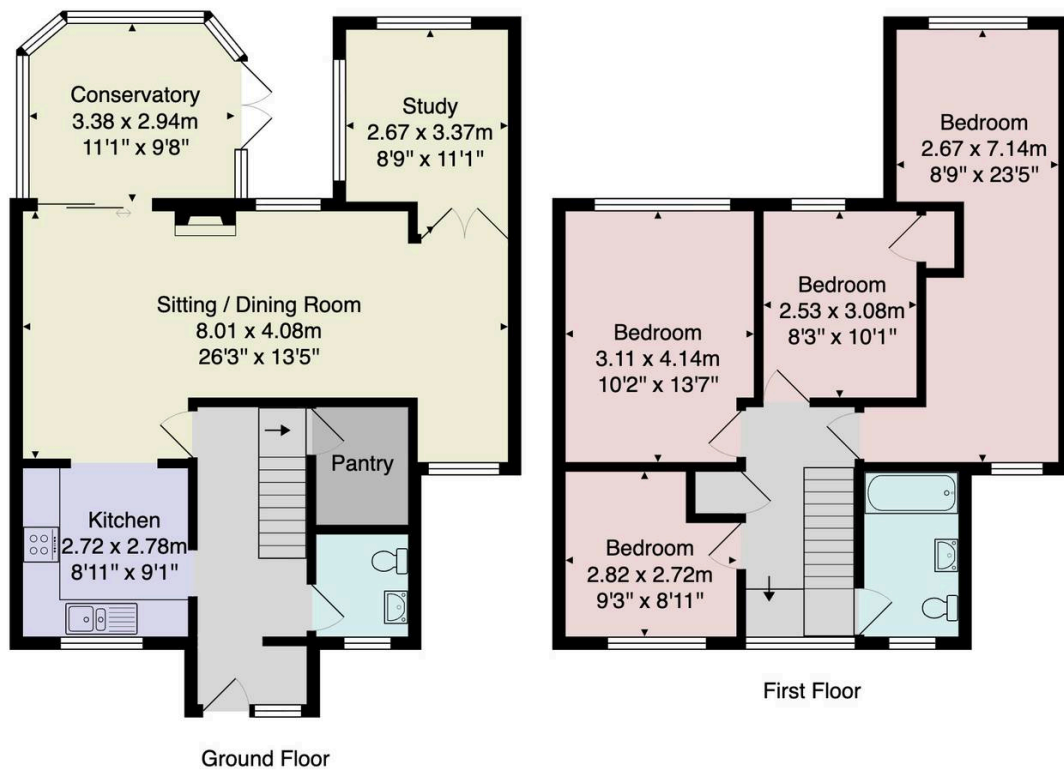
Ground Floor The spacious ground floor accommodation comprises a welcoming tiled entrance hall leading to a modern fitted kitchen with a range of units and integrated appliances. A large open-plan reception room with wooden floors and log burner provides generous space for both sitting and dining, with glazed doors opening into the conservatory overlooking the garden.

To the rear is an additional versatile room currently used as a family room/home office, which could equally serve as a fifth bedroom, playroom or study. There is also a useful utility room and downstairs WC.

First Floor The first floor offers four double bedrooms, making the property ideal for growing families or those requiring home-working space. The bedrooms are served by a stylish contemporary family bathroom, newly installed in January 2025 and finished to a high standard.

Outside The property occupies an enviable position within the development, enjoying views across communal green space to the front and the adjoining church grounds to the rear. As the church lies behind the property, the attractive outlook is unlikely to change in future. The south-west facing rear garden enjoys a high degree of privacy, is not directly overlooked and provides a lovely space to enjoy afternoon and evening sunshine. The property has also benefited from the replacement of the windows and front door in 2025, providing improved energy efficiency and peace of mind for future owners. The property has the benefit of off-street parking, shared with the neighbour





Total Area: 132.1 m² ... 1422 ft²

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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