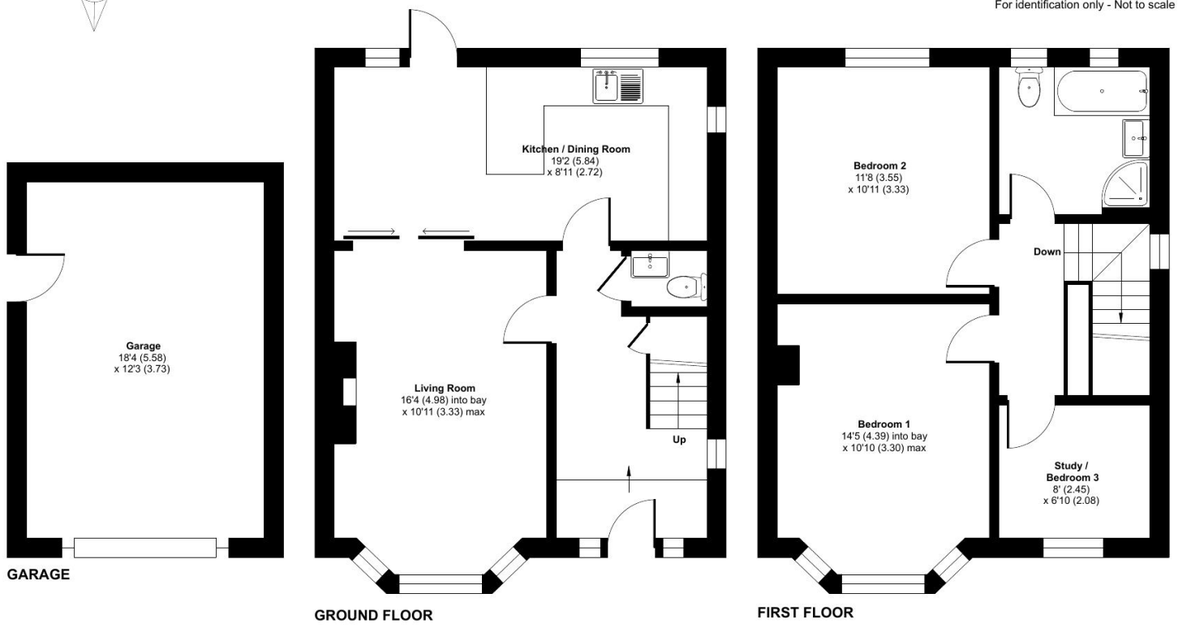
# Pannal Ash Close, Harrogate, HG2

Approximate Area = 952 sq ft / 88.4 sq m
Garage = 224 sq ft / 20.8 sq m
Total = 1176 sq ft / 109.2 sq m
For identification only - Not to scale




Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Nicholls Tyreman. REF: 1550167

NICHOLLS TYREMAN







## 6 PANNAL ASH CLOSE
## HARROGATE, HG2 9AE

# £475,000

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.

## 6 PANNAL ASH CLOSE | HARROGATE | HG2 9AE

**A beautifully presented three-bedroom semi-detached home on a quiet cul-de-sac in Pannal Ash Close. Fully renovated by the current owners with gas central heating and triple glazing, this efficient turnkey home is ready to move into.**

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Entrance Hall | Living Room | Kitchen/Dining Room | Cloakroom/wc

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Three Bedrooms | Bathroom

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Garden | Garage

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Council Tax: D | Energy Rating: C | Tenure: Freehold











The ground floor has a welcoming living room with bay window, a well-equipped kitchen/dining room with built-in appliances and solid worktops, and a downstairs cloakroom. Upstairs are three bedrooms, including a principal bedroom with bay window and a flexible study/bedroom three, plus a modern bathroom with separate bath and shower. The detached garage has plumbing, electricity and an electric up-and-over door. The driveway offers parking for two cars and EV charging points.

Set within the catchment for the outstanding Harrogate Grammar School, with Rossett Acre Primary nearby. A Co-op and shops on Cold Bath Road are close by, as are The Stray, Valley Gardens and RHS Garden Harlow Carr. Regular buses and Harrogate station (Leeds and York trains) are easily accessible, with the town centre a short drive away.

A fully renovated, energy-efficient home in a convenient location. Early viewing recommended.



