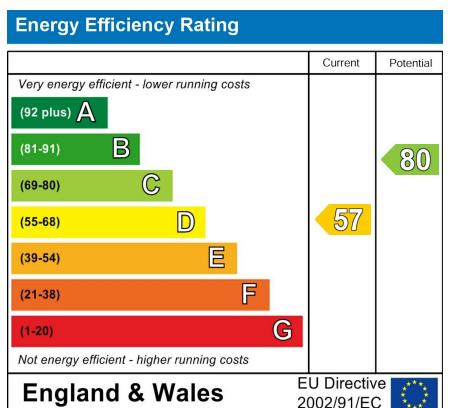


Floor Plan



Energy Performance Certificate



Directions

Proceed into Pannal off the main Leeds Road and go over the railway bridge and down the Main street turning left into Mill Lane. At the bottom turn right into Flaxton Terrace where the property is easily found on the left hand side.

Council Tax Band **D** Tenure Freehold

Agents Notes

We do not set out to avoid our civil and criminal liabilities by using clever use of word or photography however it is not always possible for us to guarantee that everything in our sales material is accurate. We strongly recommend that prospective purchasers seek their own professional advice. No responsibility can be accepted for any expenses incurred by intending Purchasers. We do not check or guarantee the condition of appliances, services or equipment. Equally any verbal statement from our staff forms no point of a contract. If you require written confirmation on any point we will gladly assist.



Offers Over £300,000

Troutbeck Cottage 5 Flaxton Terrace, Pannal, Harrogate, North Yorkshire, HG3 1JU 2 Bedroom House - Terraced

A charming three storey two bedoomed character cottage located in a sought after quiet area of this ever popular village on the south side of Harrogate. No chain involved.



HOPKINSONS
ESTATE HAGENTS

16 Princes Street, Harrogate, HG1 1NH
Telephone: 01423 501 201
info@hopkinsons.net

Description

The property features replacement doors and double glazed windows, with gas fired central heating to all floors. Briefly comprising of a private entrance door leading to a modern fitted kitchen with integrated fridge, washing machine, electric oven with grill and five ring gas hob with an extractor hood.

There are granite work tops set to a Belfast sink. Two Velux windows provide natural light to a charming dining room. Additionally, there is a guest cloakroom and a good sized understairs cupboard offering useful storage. A full width lounge enjoys views over the private enclosed garden with shaped lawn, flagged patios and flower bed borders.

On the first floor there is a full width principal bedroom and a stylish upgraded spacious luxury bathroom with bath and double stall walk-in shower.

On the second floor there is a further bedroom with dormer window, built in cupboards and drawers within the eaves and a main window overlooking the garden and beck.

At the foot of the garden, a gate leads to a further landing area with steps to the beck that gives the property its name. There is allocated parking and a bin storage area.

There is an external storeroom with an Ideal central heating boiler.

