



## Milton Road, Pannal, Harrogate, HG3 1JW

- SEMI DETACHED HOUSE
- OFF ROAD PARKING
- NEAR TO AMENITIES AND TRANSPORT LINKS
- AVAILABLE NOW
- MODERN DECOR
- WHITE GOODS INCLUDED
- AVAILABLE TO LET WITH NO DEPOSIT
- EPC RATING D

**£1,200 Per Calendar Month**



# Milton Road, Pannal, Harrogate, HG3 1JW

## DESCRIPTION

This modern and well presented three bedroom semi-detached house has been recently decorated throughout to a high standard, providing spacious living accommodation that you'll be happy to call your home!

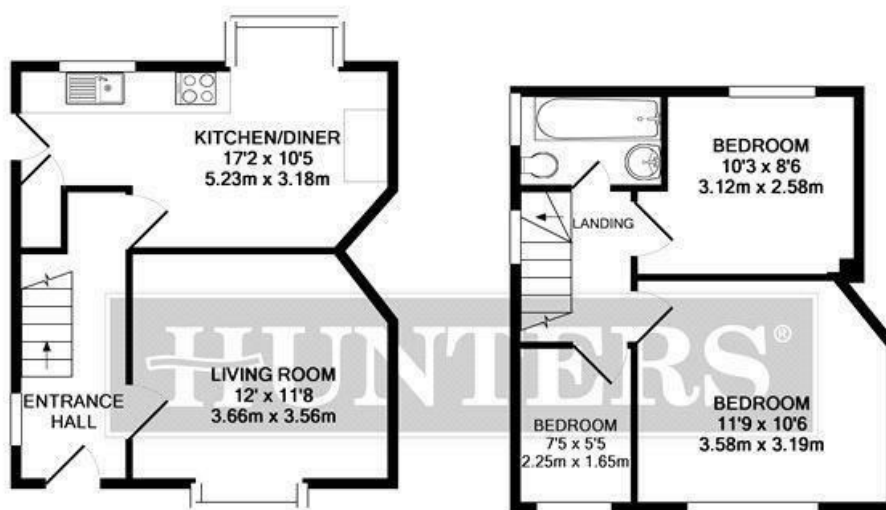
Upon entering the property, you're greeted by a warm entrance hall leading off to a good sized living room and kitchen/diner offering washing machine, electric oven with hob and fridge/freezer. The kitchen also has access to understairs storage, side door to the garden and features a seating area within the bay window.

Up the stairs is a bright landing which leads into two good sized double bedrooms and a single bedroom, as well as a family bathroom with shower over bath, low flush wc and wash hand basin with pedestal. To the outside of the property is a low maintenance mainly laid to lawn garden with outdoor shed and off road parking.

The property is situated within walking distance of Pannal train station offering regular transport links to local towns and cities, as well as being within close proximity of local amenities.







GROUND FLOOR  
APPROX. FLOOR  
AREA 334 SQ.FT.  
(31.0 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 307 SQ.FT.  
(28.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 641 SQ.FT. (59.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Viewings

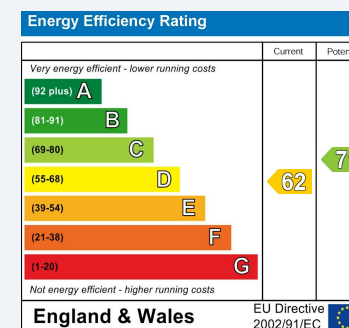
Please contact [harrogatelettings@hunters.com](mailto:harrogatelettings@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.