

HUNTERS[®]

HERE TO GET *you* THERE

**AVAILABLE
DEPOSIT-FREE**

Milton Road

Pannal, Harrogate, HG3 1JW

£1,300 Per Calendar Month



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.



- Bathroom
- Kitchen

The floor plan for the Hunters 1272 model is divided into two main sections: the Ground Floor and the 1st Floor. A large, semi-transparent 'HUNTERS' logo is centered across the middle of the plan.

GROUND FLOOR
 APPROX. FLOOR AREA 126 SQ.F.T. (31.6 SQ.M.)

- KITCHEN/DINER: 17'2" x 10'5" (5.23m x 3.18m)
- LIVING ROOM: 12'2" x 17'5" (3.66m x 3.56m)
- ENTRANCE HALL
- Stairs leading up to the 1st floor.

1ST FLOOR
 APPROX. FLOOR AREA 202 SQ.F.T. (58.6 SQ.M.)

- BEDROOM: 10'7" x 8'6" (3.12m x 2.58m)
- BEDROOM: 11'9" x 10'5" (3.58m x 3.18m)
- BEDROOM: 7'1" x 9'5" (2.25m x 2.85m)
- BATH
- LANDING
- Stairs leading down to the Ground Floor.

TOTAL APPROX. FLOOR AREA 341 SQ.F.T. (90.2 SQ.M.)

Dimensions shown are for basic walls to the outside of the floor and ceiling. Measurements of doors, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The plan is for illustrative purposes only and should not be used as a guide for construction. The actual layout, dimensions and materials may vary without notice and no guarantee as to the accuracy or efficiency can be given.
 Models and References (0000)

Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Current: 62 Potential: 71

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

Current: 71 Potential: 71

England & Wales EU Directive 2002/91/EC

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