



Drury Cottage, 4 Spacey Houses Cottages, Princess Royal Way, HG3 1ZG



Description

A most attractive Grade II listed, three bedroom semi-detached home, which is finished to exacting standards and is ready for immediate occupation. The property forms part of a select development which was a series of farm house and farm buildings, which were developed and converted in 2015 to form this modern courtyard development.

The property which has the benefit of gas fired central heating and majority sealed unit double glazing, briefly comprises: Entrance hall and cloakroom/WC, impressive open plan sitting room with feature fireplace linking to dining kitchen, with fully integrated appliances.

On the first floor is a spacious landing with access to a particularly large roof space, which is accessed via a pulldown loft ladder. Master bedroom with walk-in bay window and en-suite shower room two further bedrooms and bathroom.

The roof space offers scope to be converted to a large en-suite/4th bedroom, subject to building regulations.





To the front is a small easily managed forecourt style garden. To the side is a paved patio area with external staircase down to the very useful cellar and to the rear an enclosed lawned garden. A pathway gives access to the parking area where this particular property has two parking spaces in tandem.

The property is situated on Princess Royal Way in Pannal which is ideal for the commuter as easy access can be gained to bus and train services both into and out of the town.

The Leeds Road links with the southern bypass and in turn the A1(M) which leads to the region's motorway network. There is excellent schooling for all age groups with primary schooling in the village and also Harrogate town centre.

Tenure

Freehold.

Services

All mains services are connected to the property.

Directions

Leaving Harrogate via the A61 Leeds Road continue straight on to the village of Pannal where the property will be seen on your left hand side identified by a for sale board.

Details Produced

1st July 2022.

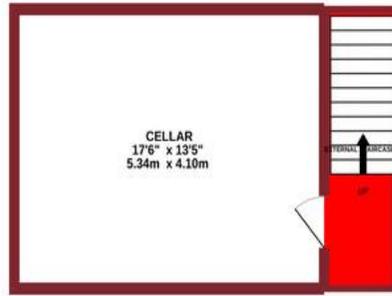




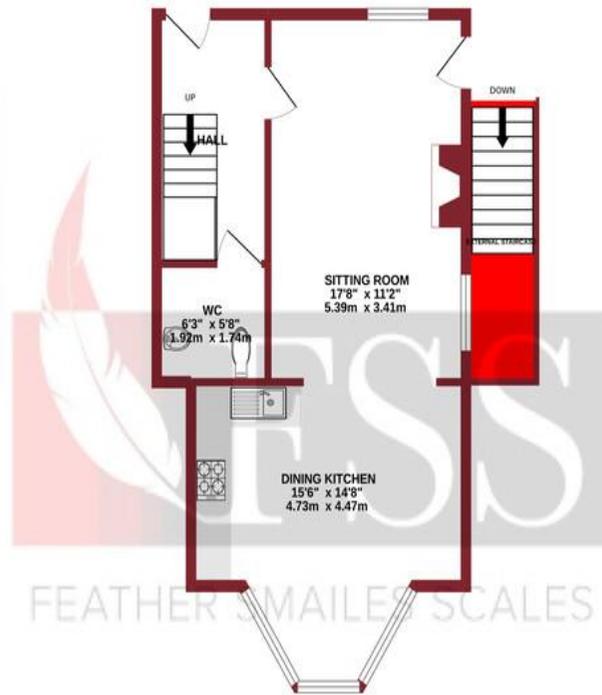




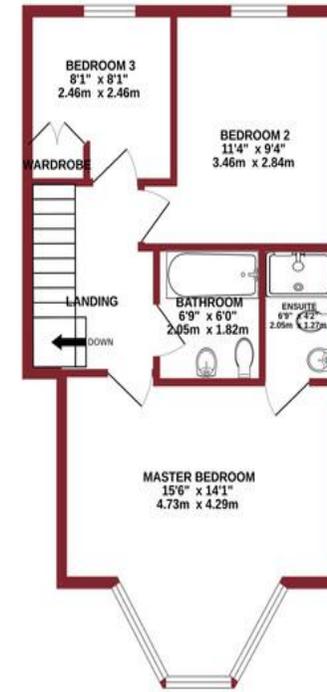
BASEMENT LEVEL
236 sq.ft. (21.9 sq.m.) approx.



GROUND FLOOR
487 sq.ft. (45.3 sq.m.) approx.



1ST FLOOR
493 sq.ft. (45.8 sq.m.) approx.



TOTAL FLOOR AREA : 1216 sq.ft. (113.0 sq.m.) approx.

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