



Energy Performance Certificates

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Directions

Proceed out of Harrogate on Leeds Road (A61) and continue past the Mercedes Garage and at the lights turn right onto Main Street. Continue over the railway bridge and turn next left onto Pannal Avenue and then the second right onto Rosehurst Grove, where the property is found on your left hand side, clearly marked by a Hopkinsons For Sale board.

Council Tax Band 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 In The Region Of £300,000

3 Rosehurst Grove, Pannal, Harrogate, HG3 1JT

2 Bedroom Bungalow -  
Detached

**A very well presented two bedroomed detached bungalow offering spacious living accommodation, easy to maintain gardens, off street parking and benefitting from a superb location in the ever popular village of Pannal with a wide range of local amenities and transport links closeby. NO ONWARD CHAIN.**



**HOPKINSONS**  
ESTATE AGENTS

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## Description

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With gas fired central heating and UPVC double glazing throughout the living accommodation comprises, entrance hall, lounge with feature gas fireplace, open plan to the dining room which has double doors leading out onto the south/west facing garden, modern fitted kitchen with gas hob, single oven, space for a freestanding fridge freezer and washing machine.

The inner hall leads to the master bedroom with built in wardrobes and a walk in wardrobe measuring 4'9" x 5'6". A good sized second double bedroom and house bathroom with a modern white suite including a bath, w/c and hand basin.

Outside to the front of the property is a gravelled driveway offering off street parking for one vehicle with further unrestricted parking on street. To the rear is an easy to maintain patio garden with well stocked flower beds, summerhouse and a plenty of seating areas to enjoy the south/west facing garden.

