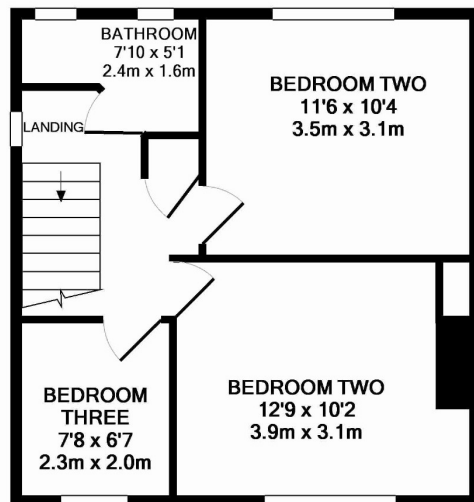


GROUND FLOOR
APPROX. FLOOR
AREA 421 SQ.FT.
(39.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 390 SQ.FT.
(36.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 811 SQ.FT. (75.3 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
Made with Metropix ©2016



Energy Efficiency Rating	
Current	Potential
	A
	B
	C
	D
	E
	F
G	
63	71

Environmental Impact (CO ₂) Rating	
Current	Potential
	A
	B
	C
	D
	E
	F
G	
60	70



Viewing arrangements

Strictly by appointment through Myrings
Telephone 01423 569007
Email lettings@myringsestateagents.com

Directions

Proceed out of Harrogate along the A61 Leeds Road and turn right into Station Road, proceed ahead where the property can be found on the left hand side identified by our companies To Let board.

Myrings Estate Agents, 10 Princes Square, Harrogate, HG1 1LX Sales 01423 566 400 Lettings 01423 569 007 myrings.property

Please note that this property is to be let on an Assured Shorthold Tenancy for a minimum term of at least 6 months. In order to apply for this property you will need to pay our application and reference fee of £130 + VAT (single applicant) or £190 + VAT (two applicants). This will be payable on the return of a fully filled out application form which we can send via email or one can be filled in at the Myrings office. References will be obtained using a credit reference agency and tenants are responsible for all legal and administrative fees, VAT and Government Stamp Duty in connection with the Tenancy Agreement. If a guarantor is required an additional fee of £65 + VAT is payable. If you are unable to move into a property for 4 - 6 weeks, a holding deposit of minimum £200 is payable to secure the property and to take it off the market. Please note that during your tenancy term other fees may be chargeable if you are not present at property inspections or your check out from the property. Please ask us for a full breakdown of our costs which may be applicable during the term of your proposed tenancy. Please note that all dimensions given in these details are approximate and that properties are offered to let as seen. Prospective tenants should satisfy themselves as to the suitability of the property on this basis before applying for a tenancy. The Bond is the equivalent of one month's rent plus £100 payable in cleared funds at the commencement of the tenancy. The application fee and holding deposit are non-returnable unless the landlord withdraws the property due to their own unforeseen circumstances.

33 Station Road, Harrogate
Unfurnished - £950 PCM

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SALES & LETTINGS



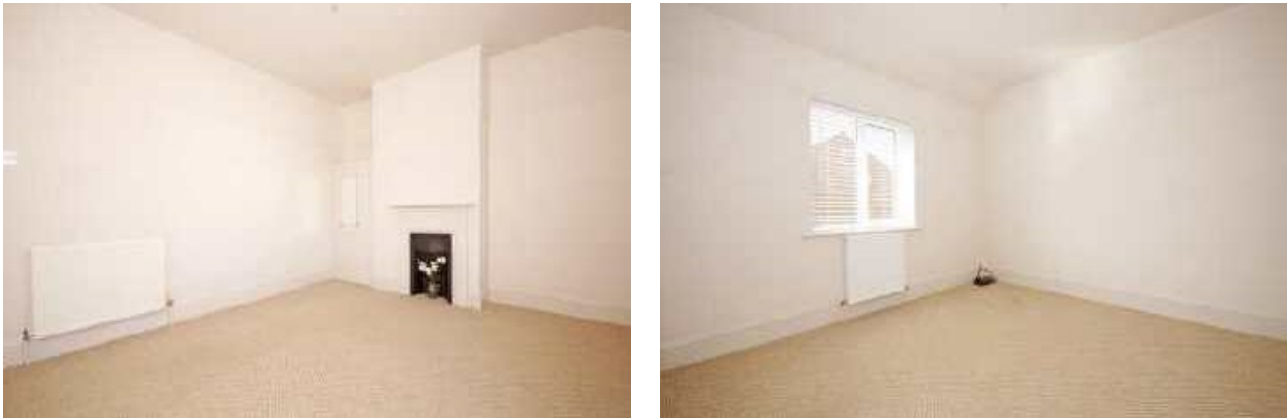
Myrings Lettings are delighted to bring to the market this very well presented three bedroom semi detached property in the highly sought after south side village of Pannal. .

The property is located only a few minutes walk from Pannal railway station, a range of local amenities and the very popular Pannal Primary School. There is also excellent access to road links with the A61 to Leeds on the doorstep.

The well proportioned accommodation on offer comprises of: Entrance hall leading to a lovely light and airy living room with wall mounted gas fire and bay window. To the rear there is a superb modern kitchen

which has a range of neutral base and wall units, wall mounted gas fire, dishwasher, fridge/freezer, electric oven and electric hob with extractor over and microwave. There is also room for a small dining table and chairs. A utility room with washing machine, door to the garden and useful under stairs storage cupboard leads to a separate w/c.

To the first floor there are two double bedrooms, a single bedroom and the house bathroom which has bath with electric shower over, w/c, sink and mirrored vanity unit. Outside the property has a driveway to the front with parking for up to two cars and small garden. A side passage leads to a detached single garage and enclosed garden mainly laid to lawn with a patio seating area.



2 minutes walk



A1M 7.3 miles



Harrogate 3.2 miles



Leeds Bradford 9.6 miles

Location:

Pannal is a sought after village located in the favoured south side of Harrogate and offers fantastic local village amenities including primary school, church, post office and shop and boasts a railway station with links to Harrogate, Leeds and York. Harrogate town centre is easily accessible and offers an extensive range of shops, supermarkets, bars and restaurants.

TAX BAND - D
EPC RATING - D
PETS BY NEGOTIATION/NO SMOKERS
DEPOSIT £900.00