



Guide Price £350,000

- Stylish semi-detached home
- Elegant sitting room
- Well-appointed dining kitchen
- Three family bedrooms
- Ensuite plus house bathroom
- Private allocated parking
- Enclosed rear gardens
- Local amenities include gym, café and vets as well as Pannal Golf Club.

57 Buttersyke Way, Pannal, Harrogate, HG3 1GB

This three-bedroom semi-detached family home on the outskirts of Pannal village with tasteful interiors and high-quality contemporary layouts is conveniently located for the buyer seeking ease of access to Harrogate York and Leeds and other commercial centres by road and rail.

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General remarks

This stylish semi-detached home with the remainder of a 10 year warranty benefits from gas fired heating and double glazing , situated at the head of a courtyard of high quality homes on the outskirts of the sought after village of Pannal.

A reception hall with guest cloakroom leads to an elegant sitting room with front aspects across the courtyard. A well-appointed full width family dining kitchen is a perfect place for relaxing having an extensive provision of work surfaces, fitted cabinets and appliances, a dining area and French doors opening directly onto enclosed rear gardens with lawns and a patio area for entertaining.

From the sitting room a staircase leads to the first floor and an excellent principal bedroom suite comprising a double bedroom overlooking rear gardens also having its own ensuite shower room. Two further family bedrooms overlook the front courtyard, one having fitted wardrobes and the other providing space for home office use and these are served by a stylish house bathroom with a white

contemporary suite.

There are two allocated parking spaces to the front of the property and fully enclosed rear gardens with lawns and seating areas. This is a continually popular neighbourhood off the Leeds Road to the south of Pannal village which has a strong community spirit, a highly regarded primary school, places of worship and playing fields, a post office and mini supermarket. There are delightful walks in nearby countryside and parks. The local railway station connects with Harrogate and York as well as Leeds whilst the A61 and Harrogate bypass are an attraction to those reliant upon a car for business use.

Local Authority & Council Tax Band

- North Yorkshire Council

Tenure, Services & Parking

- Freehold
- All mains services are installed
- Allocated parking in front courtyard

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link

<https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](#)

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

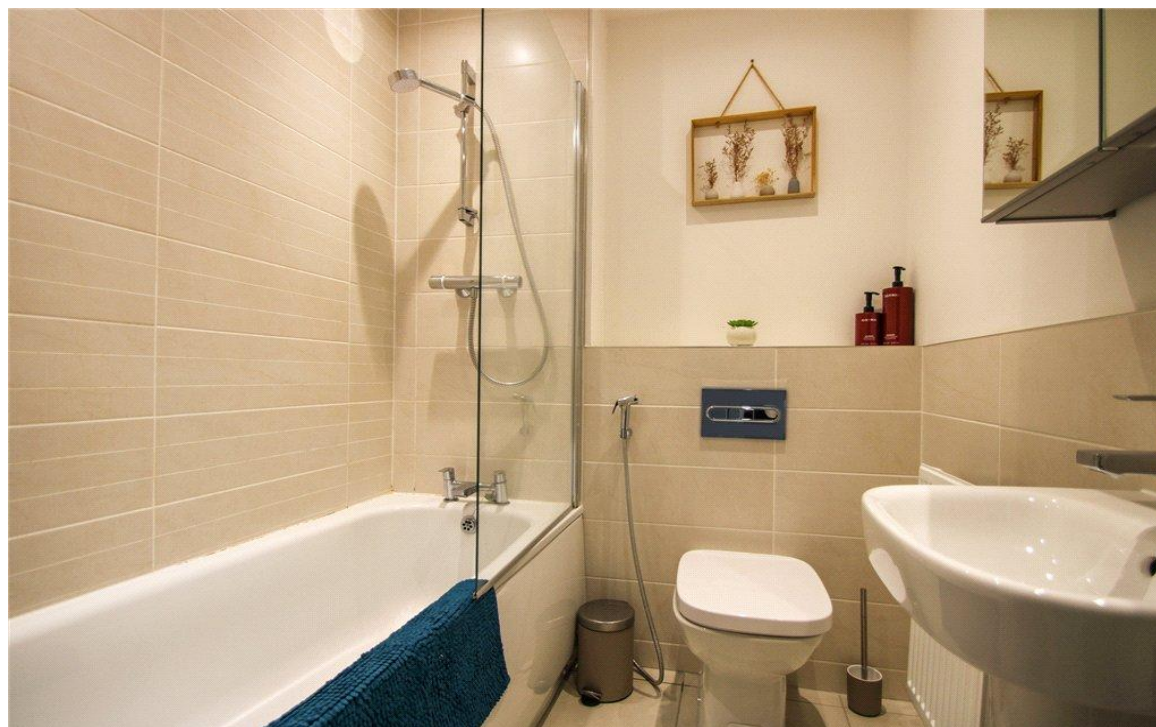
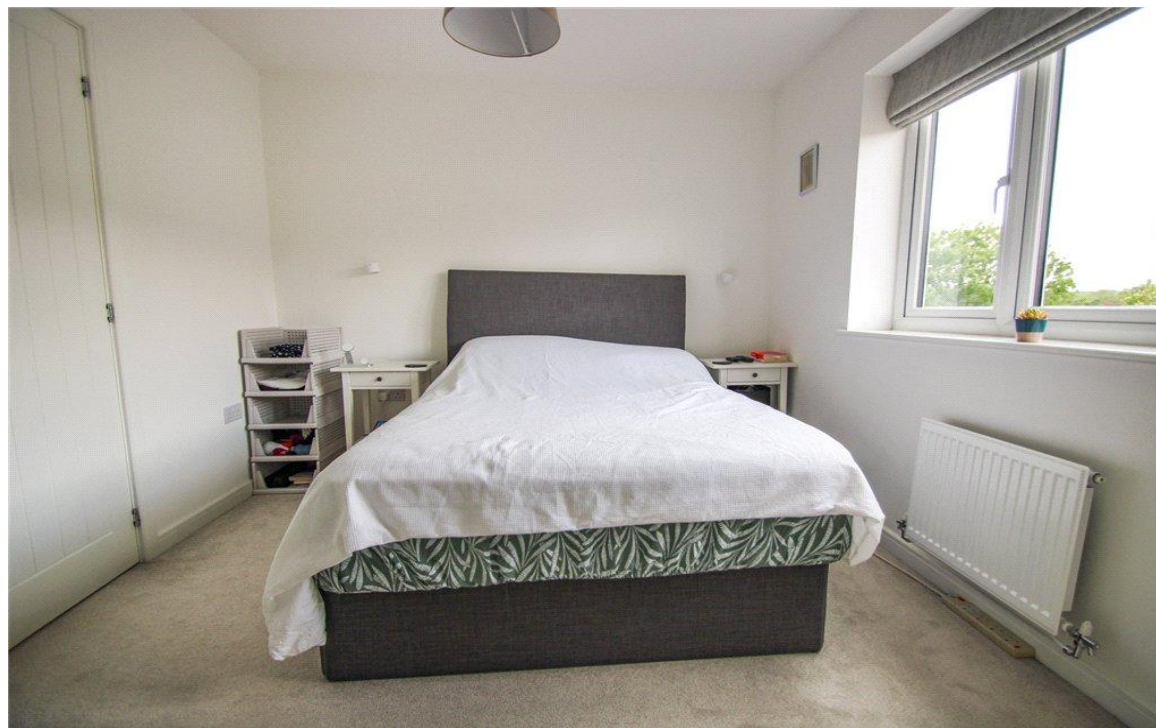
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We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

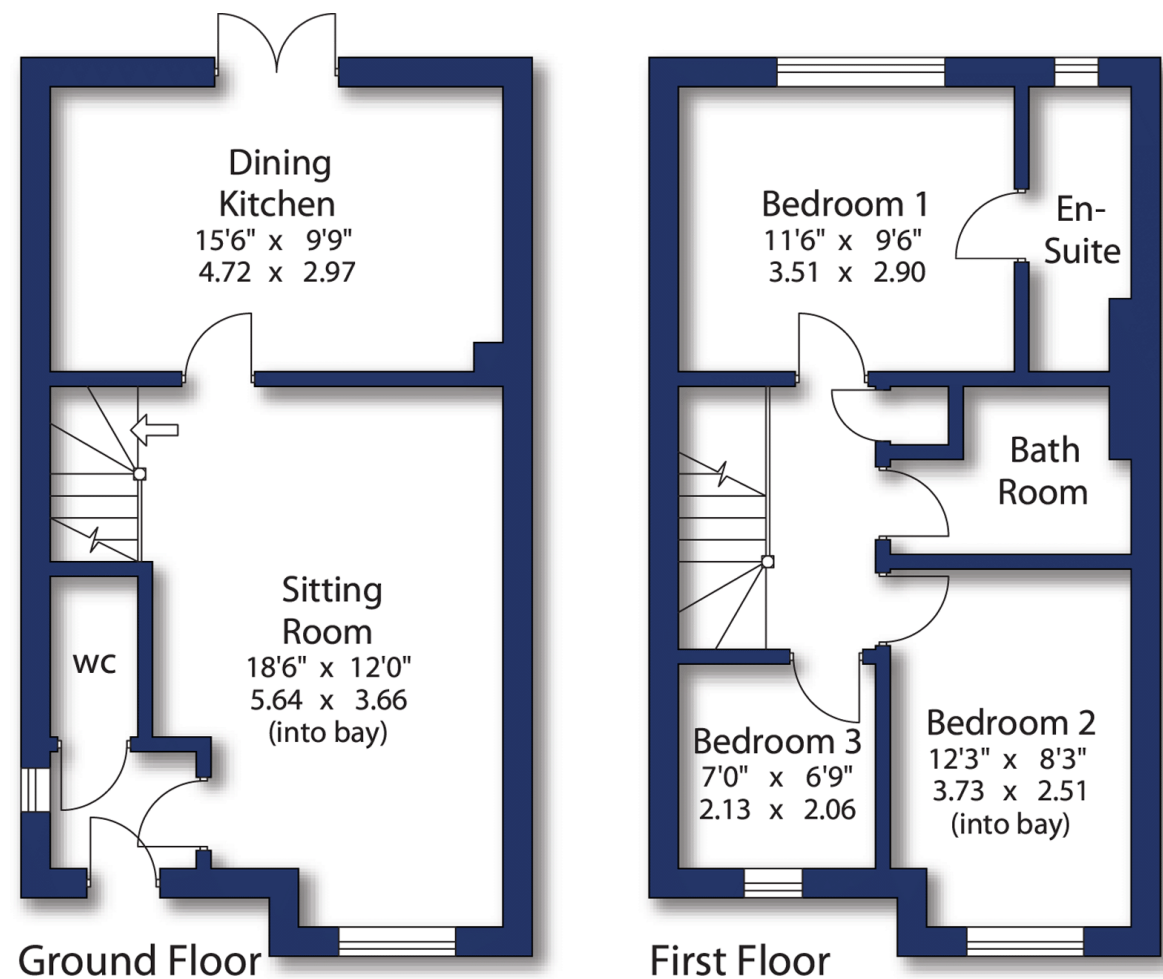
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Floorplans



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