

**TO LET**



**Pannal Ash Drive, Harrogate, HG2 0HX**  
**£1,600 pcm**

  
**MARTIN&CO**



Date available: 3rd June 2026

Rent: £1,600PCM

Deposit: £1,845

Unfurnished

Council Tax band: D

- Popular Pannal Ash location close to amenities
- Three bedroom semi-detached home
- Recently renovated throughout
- Retains original character features
- Neutral décor and modern flooring
- Spacious bay-fronted living room
- Separate dining room
- Family bathroom with separate WC
- Private rear garden with patio and lawn
- Standalone Garage



A beautifully renovated three-bedroom semi-detached home, thoughtfully modernised by the current landlord whilst carefully preserving the property's original charm and character.

Situated in the highly desirable Pannal Ash area of Harrogate, this attractive home offers spacious accommodation extending to approximately 1,051 sq ft and has been renovated to an excellent standard throughout. The refurbishment has been completed with real attention to detail, combining stylish modern finishes with lovely original features including characterful internal doors, large bay windows and period touches.

The property benefits from fresh neutral décor, modern flooring and a bright, welcoming feel throughout, creating a home that is both elegant and practical for modern living.

The ground floor comprises an inviting entrance hallway, a spacious bay-fronted living room, a generous dining room ideal for entertaining, and a modern fitted kitchen with ample storage and workspace. To the first floor are three well-proportioned bedrooms, including two spacious double rooms and a further single bedroom or ideal home office, alongside a contemporary family bathroom and separate WC.

Externally, the property enjoys a lovely private rear garden which has been thoughtfully maintained to create an ideal outdoor space for both relaxing and entertaining. Accessed directly from the kitchen, there is a patio seating area perfect for outdoor dining, leading onto a generous lawned garden surrounded by mature trees and established shrubbery, giving the space a particularly private and peaceful feel. The property further benefits from a standalone garage, offering additional storage.

Located in a popular residential position close to excellent local schools, shops, amenities and transport links, the property also offers easy access to Harrogate town centre and surrounding commuter routes.

This is a superb opportunity to rent a stylish and characterful home in one of Harrogate's most sought-after residential locations.

Further information regarding this fantastic family home includes:

This property will be let on a Assured Periodic Tenancy and managed on behalf of the landlord by Martin & Co Harrogate, under the Renters Rights Act 2025

Utilities: Mains gas, electricity, water & sewerage

Council tax band: D

Broadband availability: Fibre to the property with potential speeds up to 1,800 Mbps

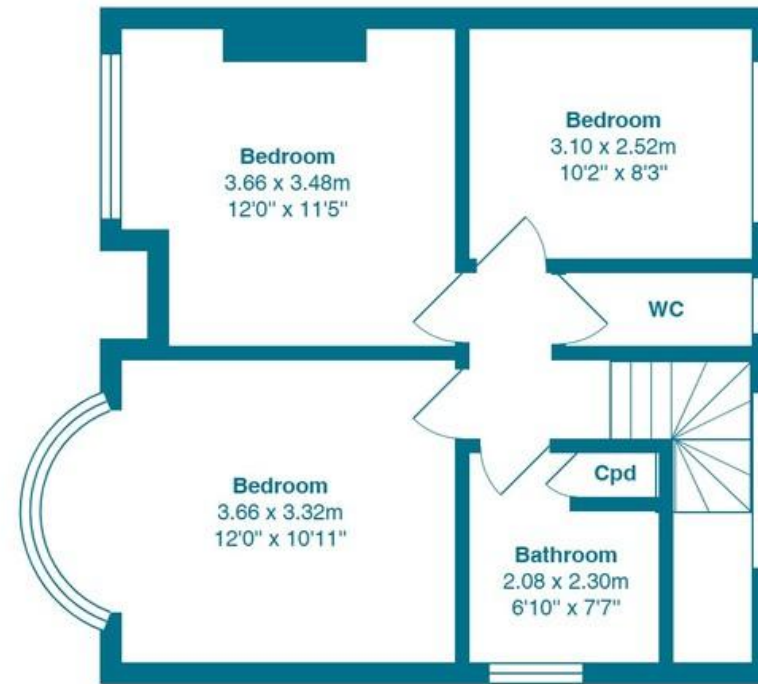
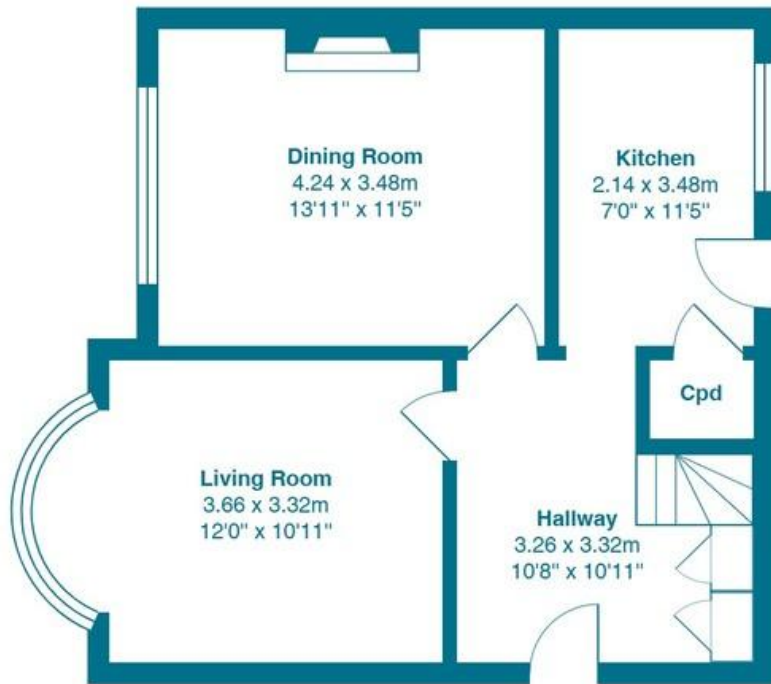
Mobile phone coverage: O2, Vodafone & EE

Satellite & Cable TV Availability: SKY, BT & VIRGIN

Flood Risk: Rivers & Seas - Low Risk, Surface water- Low Risk

EPC Rating: D – 58





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Total Area: 97.6 m<sup>2</sup> ... 1051 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## Martin & Co Harrogate

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