



**156 PANNAL ASH ROAD, HARROGATE, NORTH YORKSHIRE, HG2 9AJ**  
£2,300 per month

**Carter Jonas**



# 156 PANNAL ASH ROAD, HARROGATE, NORTH YORKSHIRE, HG2 9AJ

- Available Mid-April
- Unfurnished
- Five bedrooms
- EPC Band D
- Council Tax Band G
- Pets considered
- Gas Central Heating

## THE PROPERTY

Available mid-April, 156 Pannal Ash Road is a spacious five bedroomed, detached property conveniently situated on the popular south side of Harrogate.

Briefly the accommodation comprises a naturally bright hallway, well-proportioned sitting room with a gas burning fire, kitchen with a selection of fully fitted units and appliances including an integrated oven, electric hob with space for a fridge-freezer as required, separate dining room, large conservatory benefitting from garden views, WC and access from the hallway into the garage where there is plumbing in situ for a washing machine and dryer as required.

To the first floor, the primary bedroom is a spacious double with fitted wardrobes and an accompanying en-suite shower room with a free-standing shower, WC and basin, three further double bedrooms, one single bedroom and a family bathroom suite including a freestanding shower, bath, WC and basin.

Externally, there is ample off-street parking, a double garage which can be utilised for storage purposes and a well-maintained, fully enclosed garden situated to the rear.

The nearby A59 and A61 link roads provide direct routes through to Leeds, York and the A1(M) both North and South. Harrogate railway station is situated nearby and provides direct rail access to York, Leeds and then onto the national rail network.

There are also a large variety of highly regarded public and private schools in the local area.

Available mid-April, 156 Pannal Ash Road is a spacious five bedroomed, detached property conveniently situated on the popular south side of Harrogate.





This delightful property offers spacious family living accommodation, a fantastic location and would be ideal for anyone with commuter needs.

Offered unfurnished.

Pets considered.

The deposit will be £2,653 (5 week's rent) at a rental value of £2,300 per calendar month.

The holding deposit will be £530 (1 week's rent) at a rental value of £2,300 per calendar month.

---


## ADDITIONAL INFORMATION

Offers	Available for a minimum term of 6 months, longer terms will be considered
Viewing	Strictly by appointment only
Local Authority	Council Tax Band G

---





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	56	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 



**T: 01423 523423**

Regent House, 13-15 Albert Street, Harrogate, HG1 1JX

E: harrogate.rural@carterjonas.co.uk



*Exclusive UK affiliate of*

**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

Classification L2 - Business Data

#### IMPORTANT INFORMATION

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Carter Jonas LLP nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Where Carter Jonas have been provided with a floorplan by a third party, we can not guarantee that the floorplan has been measured in accordance with IPMS. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice. Administration fees may apply depending on tenancy type. Please contact your local branch for this information.