



Butterbur Way, Harrogate HG3 2XH

welcome to

Butterbur Way, Harrogate

Ideally located in a popular residential area a short drive from Harrogate town centre this three bedroom, semi-detached property will appeal to both first time buyers and growing families. The property benefits from well-proportioned living accommodation, parking and an enclosed rear garden.

Living Room Area

12' 5" x 13' 2" (3.78m x 4.01m)

Bright living room which is open plan through into the dining area. There is a large window to the front which provides the room with a good amount of natural light.

Dining Area

7' 10" x 11' 3" (2.39m x 3.43m)

Could be used as dining area or play room. There would be space for a dining table to seat at least four people. There is a window to the rear aspect. There is also a door through to the kitchen.

Kitchen

11' 3" x 7' 6" (3.43m x 2.29m)

The kitchen features cream wall and base units as well as laminate wood style worktops. There is a freestanding cooker, dishwasher and washing machine. There is also space for a freestanding fridge freezer. There is tiled splashbacks and a door which leads to the rear garden.

Bedroom One

8' 10" x 13' 6" (2.69m x 4.11m)

A double bedroom with front aspect window.

Bedroom Two

9' 2" x 9' 1" (2.79m x 2.77m)

This room will also accommodate a double bed and has a rear aspect window.

Bedroom Three

6' 6" x 9' 8" (1.98m x 2.95m)

The smaller of the three bedrooms which has a front aspect window.

Bathroom

The bathroom features a hand wash basin, W.C and bath with shower over. The room features fully tiled walls.

Rear Garden

The rear garden is full enclosed and features a lawned area as well as raised decked area. There is also space for a shed.





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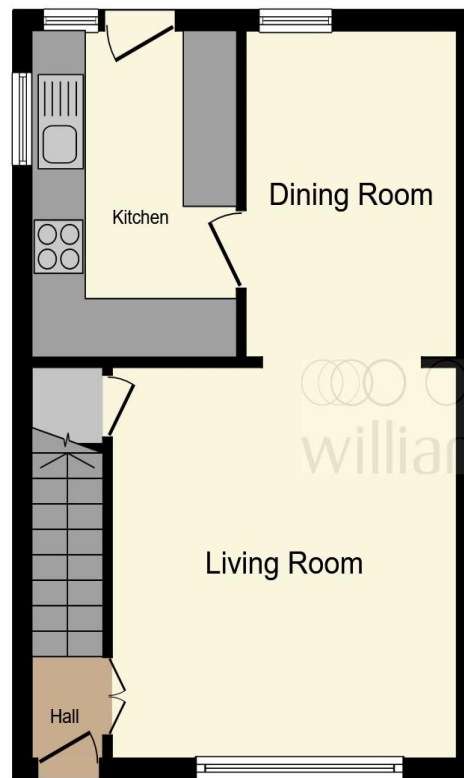
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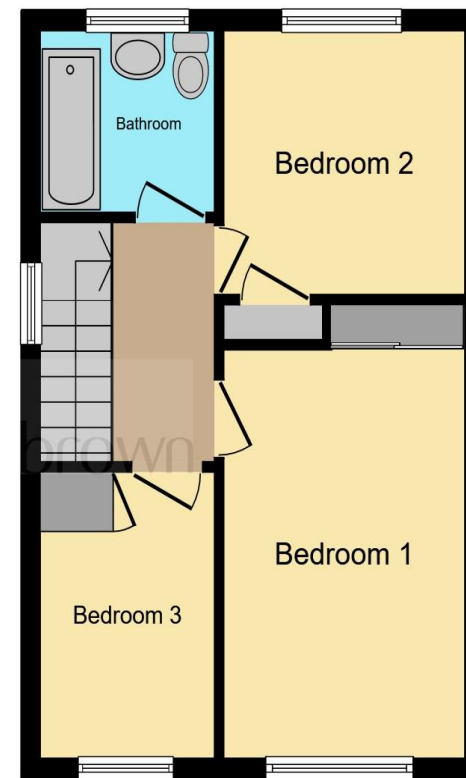
- THREE BEDROOMS
- SEMI-DETACHED
- DRIVEWAY PARKING
- OPEN PLAN LIVING / DINING ROOM
- POPULAR RESIDENTIAL AREA

Tenure: Freehold EPC Rating: C

£220,000



Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Property Ref:
HRG106423 - 0003

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