



3 Butler Road, Harrogate, North Yorkshire, HG1 4PF

£250,000

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A spacious three-bedroom mid-terrace property with a good-sized garden and substantial garden store, situated on this quiet street well served by local amenities.

This well-presented home offers generous accommodation including a spacious sitting room with wood-burning stove, together with a well-equipped kitchen and dining area. Upstairs, there are three good-sized bedrooms and a modern house bathroom. The property has a particularly attractive rear garden with lawn, decked and paved seating areas, and a substantial garden room / store, providing useful additional space with the potential to be used as a home office or gym.

Situated on a quiet street within easy reach of local shops and services, the property is just a short distance from Harrogate town centre.





GROUND FLOOR RECEPTION HALL

A welcoming hallway with under-stairs cupboard.

SITTING ROOM

A spacious reception room with wood-burning stove and fitted shelving.

DINING KITCHEN

With space for a dining area and glazed doors leading to the garden. The kitchen comprises a range of fitted units with induction hob, integrated double oven, and space for additional appliances. Utility cupboard with space and plumbing for washing machine and tumble dryer.



FIRST FLOOR BEDROOMS

There are three good-sized bedrooms on the first floor.

BATHROOM

A modern white suite comprising WC, washbasin set within a vanity unit, and bath with shower above. Heated towel rail.

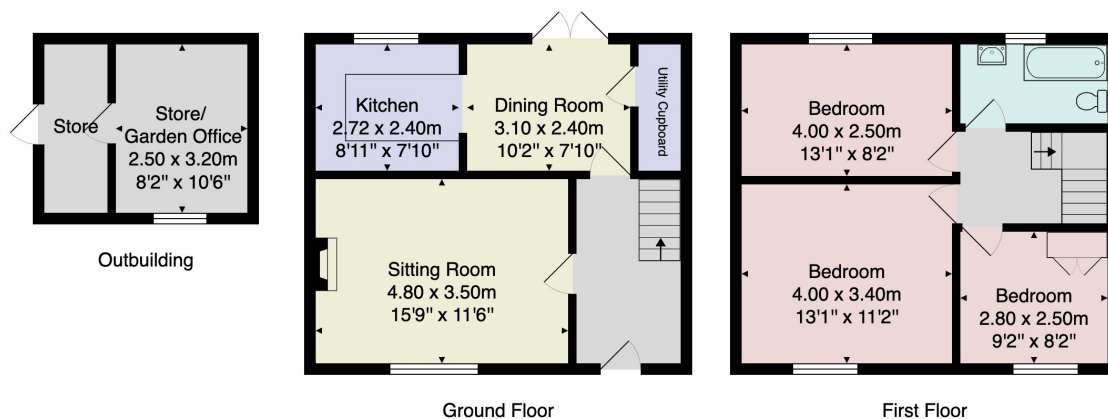
OUTSIDE

To the rear of the property there is an attractive garden with paved and decked seating areas and a lawn. To the front there is an additional garden area. A substantial garden room/store with light and power provides useful storage space and has the potential to be used as a home office, gym, or hobby room.

Tenure - Freehold

Council Tax Band - B





Total Area: 96.6 m² ... 1040 ft²

All measurements are approximate and for display purposes only.

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