



30 Butterbur Way, Harrogate, North Yorkshire, HG3 2XH

**£132,500**



## 30 Butterbur Way, Harrogate, North Yorkshire, HG3 2XH

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A spacious one bedroom ground floor apartment with large garden situated in this quiet position close to local amenities.

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This spacious property offers an excellent opportunity for buyers looking to update and make it their own. The accommodation briefly comprises a generous sitting room, kitchen, double bedroom, bathroom and useful storage space. Outside, the property benefits from a large enclosed private garden, ideal for outdoor relaxation or entertaining. Dedicated parking space.

Situated in a popular residential area close to a range of local amenities and within easy reach of Harrogate town centre, the property enjoys excellent access to shops, cafes and transport links.

Offered for sale with no onward chain, this property represents great potential for first-time buyers, downsizers or investors alike.







## **COVERED PORCH**

### **SITTING ROOM**

With window to front elevation. Wall mounted electric heater.

### **INNER HALL**

Useful understairs storage cupboard.

### **KITCHEN**

Fitted with a range of wall and base units. Plumbing and space for washing machine. Space for cooker and space for fridge freezer. Rear access door.

### **BEDROOM**

With wall mounted electric heater. Window to rear elevation.

### **BATHROOM**

Panelled bath, pedestal wash basin and low flush WC.

### **OUTSIDE**

Lawned garden to the front with pathway leading to entrance door.

To the rear a large enclosed lawned garden with paved seating area and pond. This enclosed rear garden, subject to necessary approvals, lends itself to a potential garden room/home office.

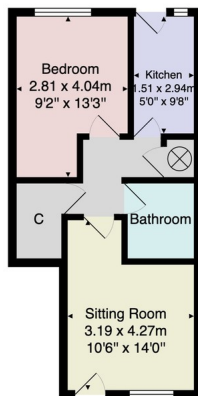
Dedicated parking space.

**Tenure** - Leasehold

**Council Tax Band** - A







Total Area: 37.8 m<sup>2</sup> ... 407 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.  
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| Energy Efficiency Rating                    |   | Current | Potential |
|---------------------------------------------|---|---------|-----------|
| Very energy efficient - lower running costs |   |         |           |
| (92+)                                       | A |         |           |
| (81-91)                                     | B |         |           |
| (69-80)                                     | C |         |           |
| (55-68)                                     | D |         |           |
| (39-54)                                     | E |         |           |
| (21-38)                                     | F |         |           |
| (1-20)                                      | G |         |           |
| Not energy efficient - higher running costs |   |         |           |
| England & Wales                             |   | 70      | 80        |
| EU Directive 2002/91/EC                     |   |         |           |
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