



Butterbur Way, Harrogate £220,000

**** VIEWING STRONGLY ADVISED ****

A well-presented semi detached home within this highly popular location benefiting from two well-proportioned and good-sized bedrooms. The property has a fabulous low maintenance and private rear garden and is crucially available for sale with no forward chain.



Accommodation

The property is entered via a uPVC double glazed door into the porch which in turn leads through into the lounge/dining room. This room is spacious in design with space for a freestanding dining table and has a gas fireplace positioned centrally which acts as the focal point of the room. Sliding doors to the rear of the room lead through into a garden room which has access out to the rear garden.



The kitchen is located towards the front of the property and has a combination of base and wall storage units with laminate preparation surfaces incorporating a stainless steel sink with drying area. The kitchen has an integrated electric oven with gas hob over as well as space for a freestanding fridge/freezer and washing machine.

Stairs from the lounge/dining room lead up to the first floor landing.

Located on the first floor are two well-proportioned bedrooms, both of which have fitted wardrobes. The house bathroom is also found on the first floor and comprises a three-piece suite including bathtub with shower over, WC and wash hand basin.



To The Outside

To the outside, the property benefits from both front and rear gardens with the rear garden having been skilfully landscaped with stylish patio spaces and well-stocked borders. There is also a convenient timber storage shed and gated access which leads to the front of the property.

At the front of the property is a further low maintenance garden as well as ample off street parking.



It is therefore, as agents, we strongly recommend an internal inspection to truly appreciate what this property has to offer.

Useful Information

Tenure: Freehold

Services/Utilities: All mains and services are understood to be connected

Broadband Coverage: Up to 76* Mbps download speed

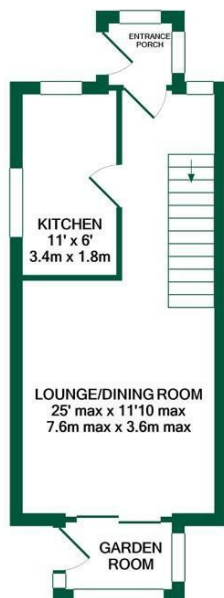
Council Tax: B - North Yorkshire Council

EPC: D (65)

Current Planning Permission: No current valid planning permissions



*Download speeds vary by broadband providers so please check with them before purchasing.



GROUND FLOOR
APPROX. FLOOR
AREA 344 SQ.FT.
(32.0 SQ.M.)

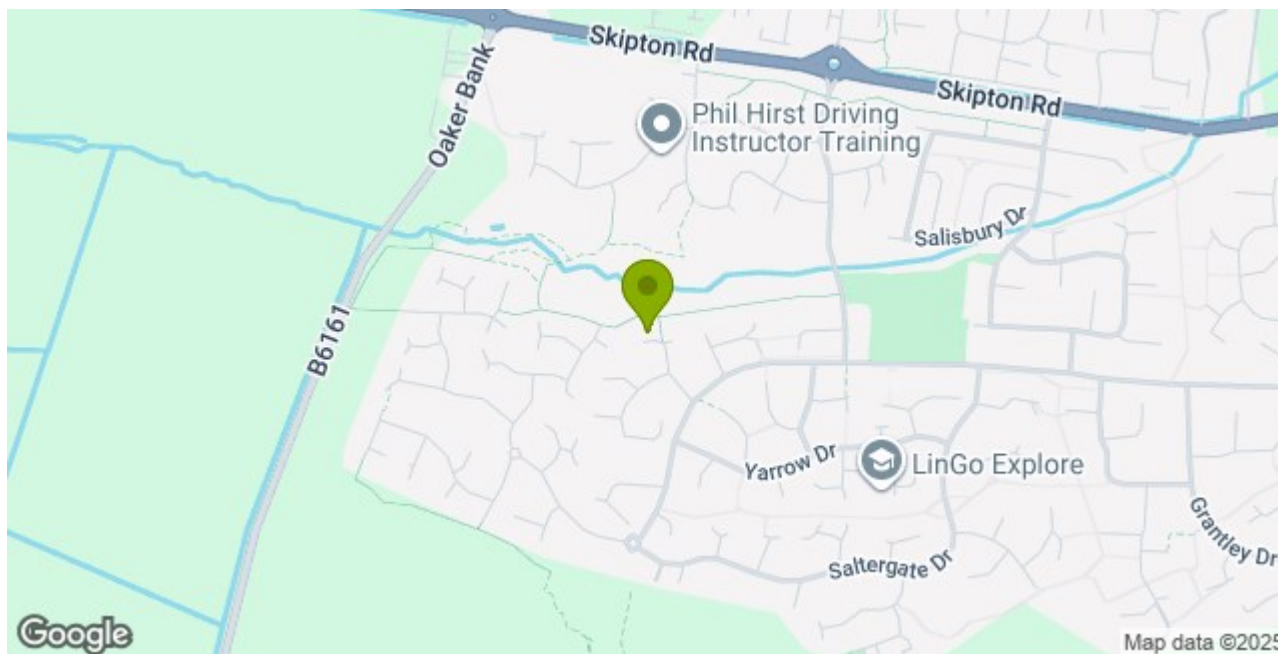


FIRST FLOOR
APPROX. FLOOR
AREA 296 SQ.FT.
(27.5 SQ.M.)



TOTAL APPROX. FLOOR AREA 640 SQ.FT. (59.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given



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