Butler Road, Harrogate, HG1 4PF

- Two-bedroom terraced house located on Butler Road
- Two well-proportioned bedrooms
- Close to public transport links for easy commuting
- Spacious lounge perfect for relaxing
- Early viewing highly recommended
- Generous kitchen with room for a dining table
- Private rear courtyard
- Nearby local amenities within walking distance
- Conveniently located bathroom for easy access
- Council Tax Band B

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Butler Road, Harrogate, HG1 4PF

DESCRIPTION

Located on Butler Road this two-bedroom terrace house is perfect for those seeking a comfortable and convenient lifestyle. This delightful property features a spacious lounge, ideal for relaxation and entertaining guests. The generous kitchen offers ample space for a dining table, making it a wonderful spot for family meals or gatherings with friends.

The house boasts two well-proportioned bedrooms, providing a peaceful retreat for rest and relaxation. The bathroom is conveniently located, ensuring ease of access for all residents. One of the standout features of this property is the private courtyard at the rear, which offers a lovely outdoor space for enjoying the fresh air or hosting summer barbecues.

Situated close to public transport links, this home provides excellent connectivity to the surrounding areas, making commuting a breeze. Additionally, local amenities are just a stone's throw away, ensuring that all your daily needs are easily met.

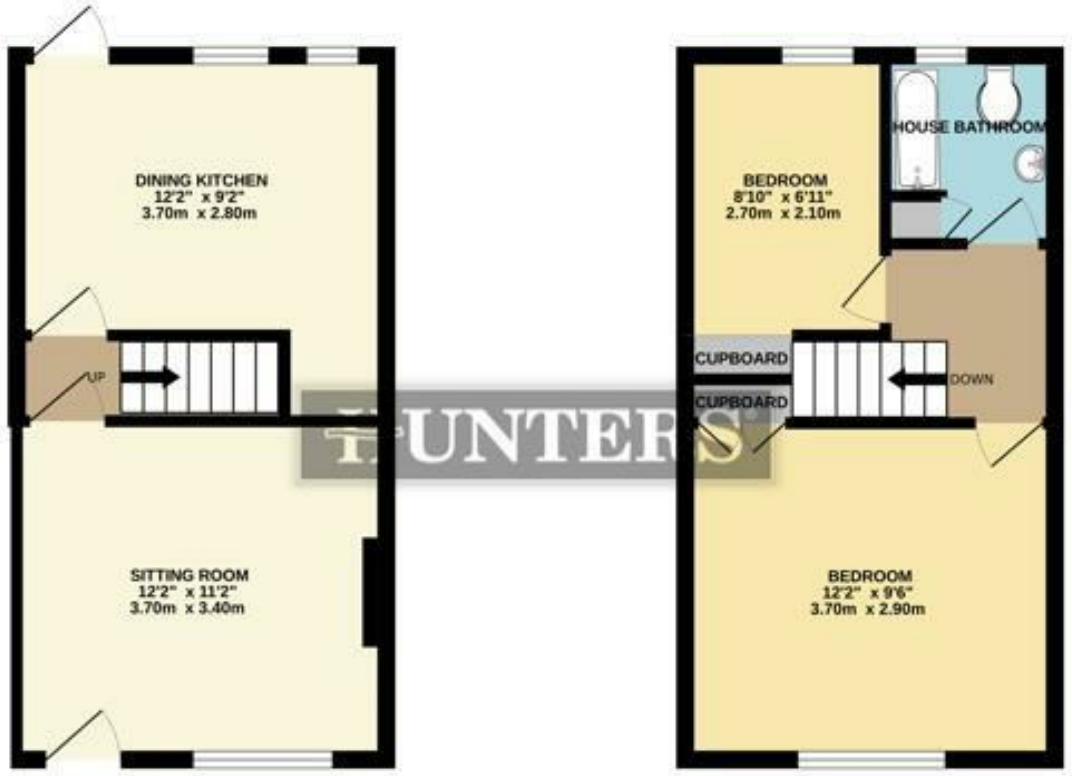
EPC
Energy rating D
This property produces 2.7 tonnes of CO2

Material Information - Harrogate
Tenure Type: Freehold
Council Tax Banding: B

KITCHEN

GROUND FLOOR
281 sq.ft. (26.1 sq.m.) approx.

1ST FLOOR
282 sq.ft. (26.2 sq.m.) approx.



TOTAL FLOOR AREA : 563 sq.ft. (52.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Viewings

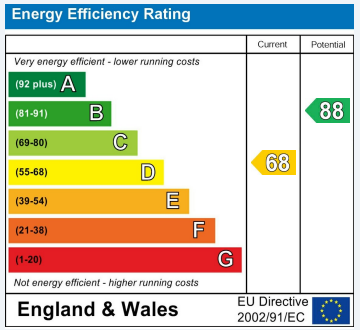
Please contact harrogate@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

The Property Ombudsman

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