



6 Byland Place, Harrogate, North Yorkshire, HG1 4EZ

£280,000

Offers Over

6 Byland Place, Harrogate, North Yorkshire, HG1 4EZ

A spacious and well-presented four-bedroom mid-terrace home with a good-sized garden, situated in this convenient location on the outskirts of Harrogate, well served by local amenities and just a short distance from the town centre.

This impressive property has been extended to provide generous and flexible accommodation, featuring two reception rooms together with a well-equipped kitchen and a modern downstairs shower room. On the upper floors there are four good-sized bedrooms and a second shower room. The property has lawned gardens to the front and rear, along with a useful large garden shed.

Byland Place is a quiet residential cul-de-sac on the northern outskirts of Harrogate, well served by local amenities and just a short distance from the town centre.





GROUND FLOOR

SITTING ROOM

A spacious reception room with window to the front and open-plan access to the family room.

FAMILY ROOM

A further reception room providing dining or additional seating space, with glazed doors leading to the garden.

KITCHEN

Fitted with a range of wall and base units with space for appliances.

SHOWER ROOM

A modern white suite comprising WC, washbasin and shower.

FIRST FLOOR

BEDROOMS

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

SHOWER ROOM

A modern white suite comprising WC, washbasin and shower.

SECOND FLOOR

BEDROOM

A fourth bedroom with skylight window and access to storage space.

OUTSIDE

There is a good-sized and attractive rear garden with lawn, paved sitting area and large garden shed. Further lawned garden to the front with path leading to the front door. On-street parking.

Tenure - Freehold

Council Tax Band - B





Total Area: 117.1 m² ... 1261 ft²

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.
Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

Verity Frearson

26 Albert Street, Harrogate,
North Yorkshire, HG1 1JT

For all enquiries contact us on:

01423 562531

sales@verityfrearson.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-80)	B		
(69-68)	C		
(55-54)	D		
(39-34)	E		
(21-28)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			