



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

**£280,000**

Offers Over



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

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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.

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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 m<sup>2</sup> ... 1261 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only.  
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