



15 Butler Road, Harrogate

£330,000 Guide Price

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An extended and beautifully presented four-bedroom end-of-terrace family home occupying a convenient position on the north side of Harrogate. The property is well served by excellent local amenities, schools and transport links, whilst also being close to open countryside. Having been extended and modernised to a high standard, the property now provides spacious and stylish accommodation ideally suited to modern family living.

A particular feature of the property is the impressive open plan living space which flows seamlessly into the dining kitchen and garden, together with the additional family room providing valuable extra living accommodation.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D



GROUND FLOOR

A welcoming entrance hall with useful under-stairs storage cupboard provides access to the principal accommodation. The sitting room is a spacious reception area featuring a wood-burning stove and is open plan to the dining kitchen, creating an excellent family and entertaining space. The dining kitchen provides ample space for a dining table and has glazed doors leading directly onto the rear garden. The kitchen is fitted with a stylish range of modern units with oak worktops and incorporates an electric hob and integrated double oven. There is also a separate family room providing an additional reception area with glazed doors opening onto the garden. A useful utility cupboard provides space and plumbing for a washing machine, and there is also a small office area, ideal for home working.

FIRST FLOOR

On the first floor there are four good-sized bedrooms. The principal bedroom benefits from a modern en-suite shower room. The remaining bedrooms are served by a contemporary house bathroom fitted with a WC, washbasin, and bath with shower above.

OUTSIDE

A driveway provides off-road parking for two vehicles and leads to a useful outside store. To the rear there is an attractive garden comprising lawned areas, patio seating and a garden shed, providing an excellent outdoor entertaining space.





Total Area: 123.2 m² ... 1326 ft²

All measurements are approximate and for display purposes only.

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