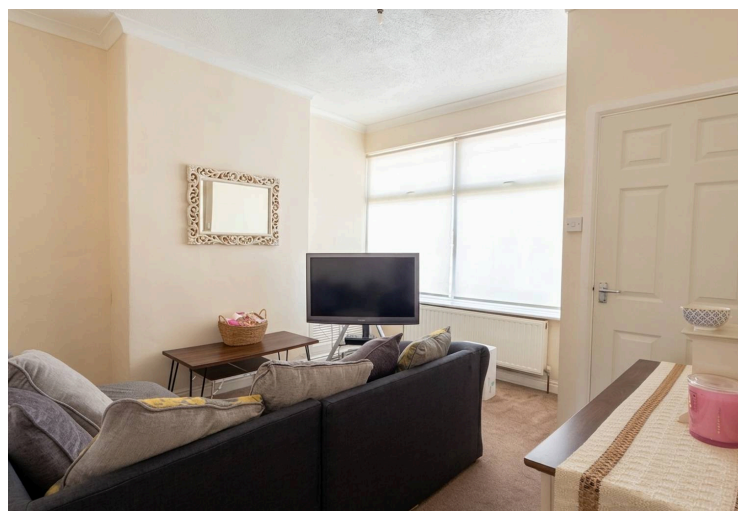




2 Butler Road, Harrogate

Offers Over £160,000



**YOUR AWARD
WINNING AGENT**

#DARINGTOBEDIFFERENT



A spacious and well-presented two-bedroom end-of-terrace house, situated on a quiet residential street in this popular and convenient area of Harrogate. The property offers good-sized accommodation throughout, together with enclosed outside space, and is well placed for local shops, schools and amenities, with Harrogate town centre within easy reach.

The property is conveniently positioned for a good range of everyday amenities, local shops and schools, while Harrogate town centre and its wider selection of shops, restaurants, leisure facilities and transport links are also easily accessible.

Council Tax band: B

Tenure: Freehold

EPC: D

AGENT'S NOTES

The property benefits from an income of £1750 per annum from the billboard advertising on the side of the property



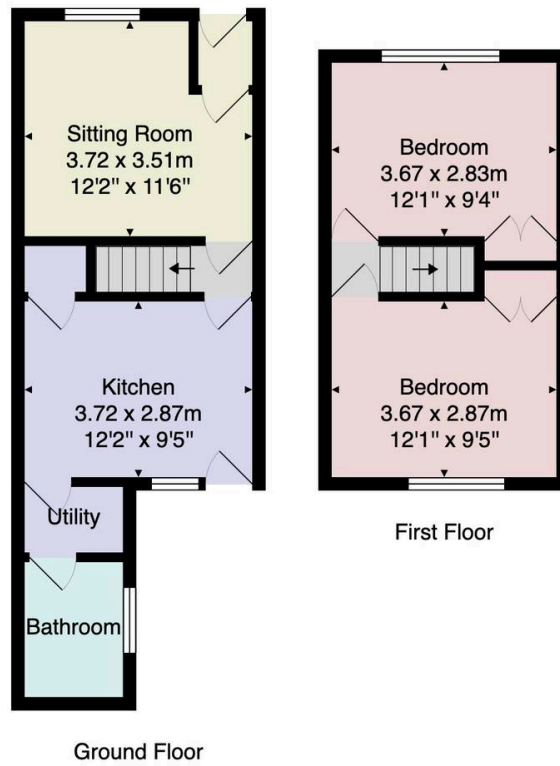
The accommodation opens into an entrance lobby leading to a spacious sitting room with a large window providing plenty of natural light. To the rear is a modern dining kitchen fitted with a range of wall and base units, integrated gas hob, electric oven and extractor, together with ample space for a dining table. An understairs cupboard provides useful additional storage and houses the central heating boiler.

Beyond the kitchen is a further lobby with plumbing for a washing machine and access to the rear, together with a modern ground-floor bathroom comprising a panelled bath with shower attachment, WC and washbasin.

To the first floor are two good-sized bedrooms, both benefiting from fitted wardrobes, including a generous main double bedroom overlooking the front.

Outside, there is a small forecourt to the front, a stone-paved yard to the side and a small enclosed gravelled yard to the rear, providing useful and low-maintenance outdoor space.





Total Area: 58.4 m² ... 628 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.

