



76 Butler Road, Harrogate

£200,000

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A beautifully presented two bedroom mid-terrace property offering stylish and well-appointed accommodation, situated in a convenient and popular residential location. The property is well served by local amenities, lies close to beautiful open countryside and is just a short distance from Harrogate town centre.

The accommodation combines attractive character features with contemporary fittings, including a superb dining kitchen, two well-proportioned bedrooms and an enclosed courtyard garden, making this an excellent home for a first-time buyer, professional couple or investor.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D



GROUND FLOOR

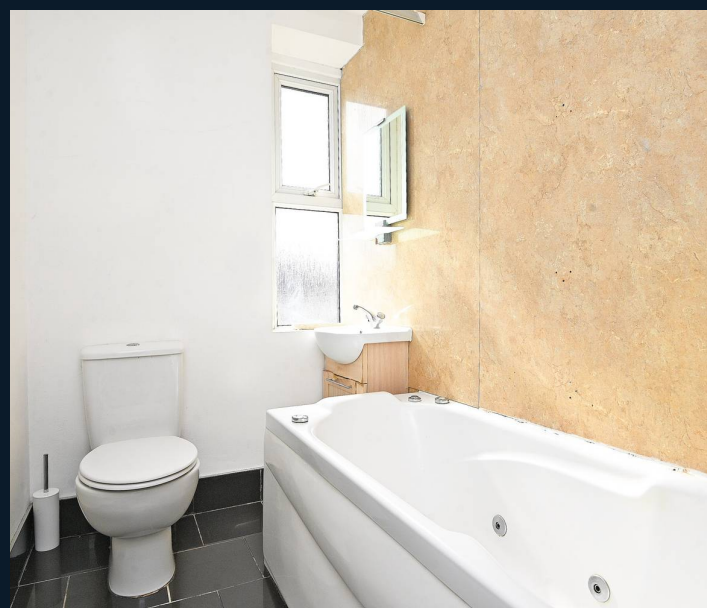
The sitting room is an attractive reception room with a window to the front and feature fireplace, creating a comfortable and welcoming living space. A particular feature of the property is the stunning dining kitchen, providing ample space for a dining table and with a door leading directly to the rear courtyard garden. The kitchen is fitted with a stylish range of modern wall and base units, quartz worktop, together with an induction hob, integrated oven, fridge freezer, dishwasher and washing machine.

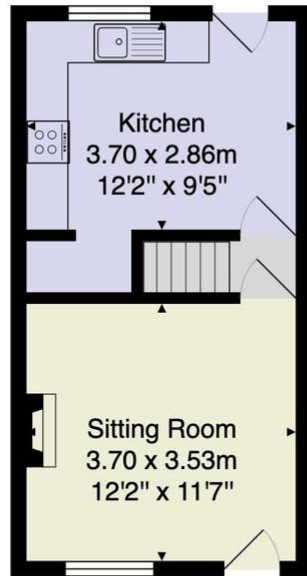
FIRST FLOOR

There are two good sized bedrooms on the first floor. The principal bedroom is a generous room with fitted wardrobes and an attractive feature fireplace. Bedroom two benefits from a fitted desk and shelving, making it particularly well suited as a bedroom and home-working space. The bathroom is fitted with a modern white suite comprising a WC, washbasin and bath with shower above.

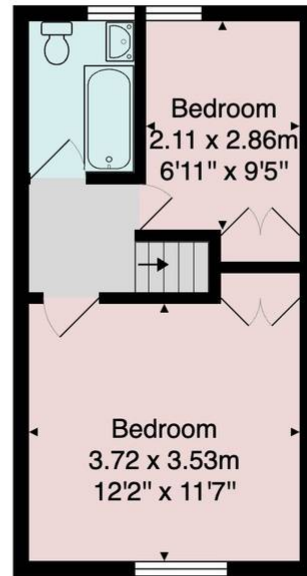
OUTSIDE

To the rear of the property is an attractive enclosed paved courtyard garden, providing a pleasant and low-maintenance outdoor sitting area. There is also an outhouse providing useful additional storage space for bicycles, garden equipment and other items.





Ground Floor



First Floor

Total Area: 55.0 m² ... 592 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.

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