



86 Butler Road
Harrogate, HG1 4PF
£1,150 Per Month

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Property Overview

A beautifully presented, recently refurbished two-bedroom stone terraced home situated in a highly popular and convenient Harrogate location. Offering a modern interior while retaining charm, this property is ideal for professionals, small families, or couples seeking quality living within easy reach of local amenities and transport networks.

Ground Floor

- **Living Room:** Step into a welcoming reception space filled with natural light, complete with new carpets and redecorated.
- **Breakfast Kitchen:** The heart of the home, featuring modern fitted wall and base units, quality worktops, brand new integrated kitchen appliances, complete with breakfast bar.

First Floor

- **Bedroom One:** Generous master bedroom, again redecorated and complete with new carpets.
- **Bedroom Two:** A versatile second bedroom, ideal as a guest room, nursery, or dedicated home office.
- **House Bathroom:** Brand new modern bathroom suite and tiling comprising a bath with overhead shower, wash hand basin, and low-level WC.

Outside

To the rear is a private, low-maintenance flagged courtyard garden an ideal spot for outdoor seating and summer dining featuring handy external storage and a pedestrian access gate. Unrestricted on-street parking is available to the front.

Location & Amenities

Situated on Butler Road, the home is ideally located for daily convenience:

- **Transport:** Excellent local bus services and swift access into Harrogate town centre and railway station.
- **Local Amenities:** Walking distance to neighborhood shops, cafes, supermarkets, and green spaces.

Material Information





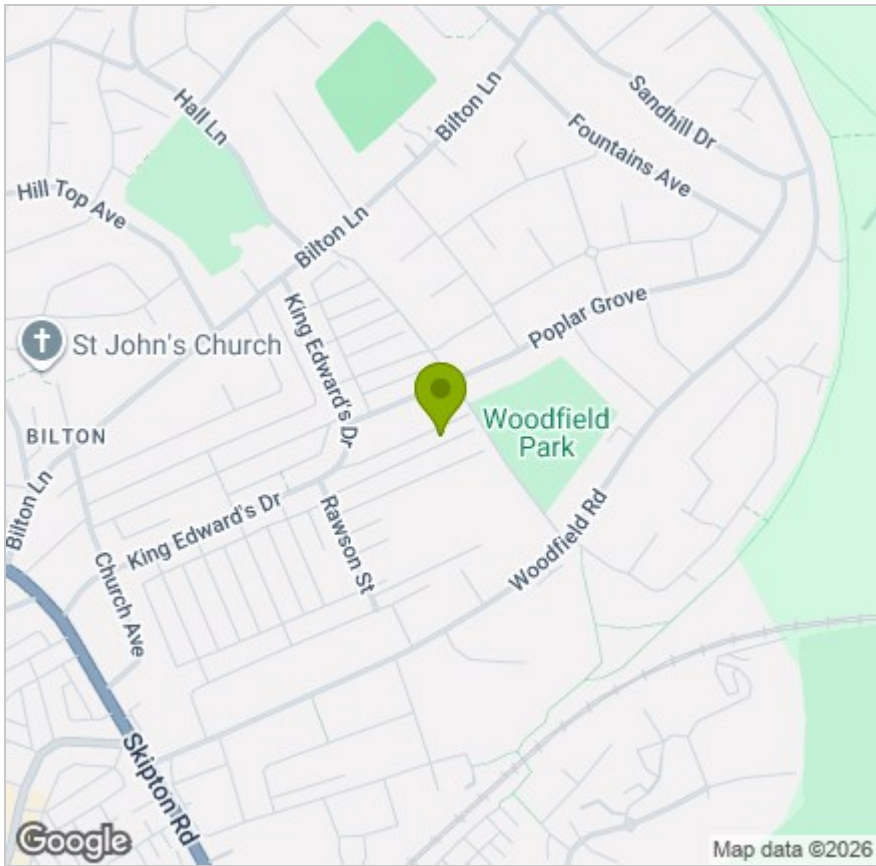
- Council Tax Band: B (North Yorkshire Council)
- EPC Rating: D
- Heating: Gas Central Heating
- Glazing: UPVC Double Glazing Throughout
- Availability: Immediately / By Arrangement



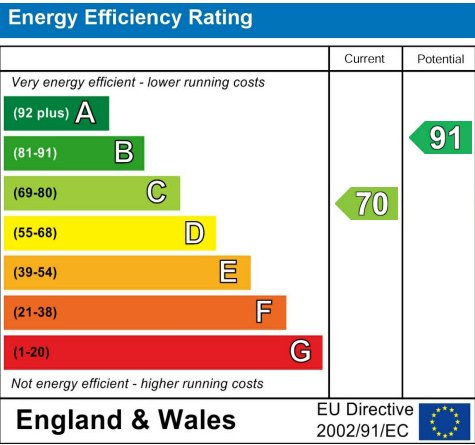
FLOOR PLAN



LOCATION



EPC



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