



12 Butterbur Way, Harrogate, North Yorkshire, HG3 2XH

£220,000



## 12 Butterbur Way, Harrogate, North Yorkshire, HG3 2XH

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A two-bedroom semi-detached house with driveway parking and good-sized lawned garden, situated in this quiet position close to local amenities.

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This excellent home provides well-presented accommodation with a modern fitted kitchen and spacious sitting room with glazed door leading to the garden. On the first floor there are two good-sized bedrooms and a bathroom.

The property is situated on a quiet cul-de-sac, well served by local amenities and just a short distance from Harrogate town centre. Offered for sale with no onward chain.





## **GROUND FLOOR**

### **ENTRANCE HALL**

### **SITTING ROOM**

A large reception with glazed doors leading to the garden.

### **KITCHEN**

With a range of modern fitted units with gas hob, integrated oven, washing machine and space for a fridge / freezer.

## **FIRST FLOOR**

### **BEDROOM 1**

A double bedroom.

### **BEDROOM 2**

A further good-sized bedroom.

### **BATHROOM**

A modern white suite comprising WC, washbasin and bath with shower above. Tiled walls on floor. Heated towel rail.

### **OUTSIDE**

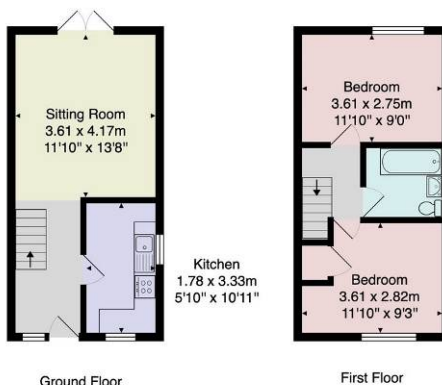
The property has a good-sized garden to the rear with lawn, patio and shed.

**Tenure** - Freehold

**Council Tax Band** - B







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