



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

£220,000

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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.

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.

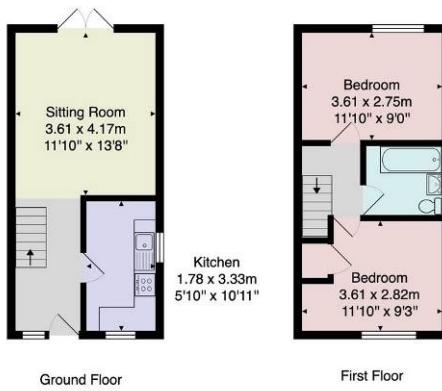
OUTSIDE

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

Tenure - Freehold

Council Tax Band - B





Total Area: 55.3 m² ... 595 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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