



41a Buttersyke Way, Pannal, Harrogate, HG3 1GB

£300,000

41a Buttersyke Way, Pannal, Harrogate, HG3 1GB

A beautifully presented two-bedroom semi-detached property with driveway parking and good-sized garden, in this attractive position within this popular modern development.

The well-presented accommodation is appointed to a good standard with sitting room, modern dining kitchen, downstairs cloakroom, two good-sized bedrooms, and a modern bathroom. French doors from the kitchen lead to a good-sized and private garden, and a drive provides parking for two vehicles.

This super property forms part a desirable modern development in Pannal well served by excellent local amenities and schooling.





GROUND FLOOR ENTRANCE HALL

SITTING ROOM

A spacious reception room with window to front. Under stairs cupboard with space for tumble dryer.

DINING KITCHEN

With a dining area with windows and glazed doors overlooking the garden. The kitchen comprises a modern range of stylish wall and base unit with gas hob, integrated oven, washing machine, fridge/freezer and dishwasher.



CLOAKROOM

With WC and washbasin.

FIRST FLOOR

BEDROOM 1

Large double bedroom with windows to the rear. Fitted wardrobe.

BEDROOM 2

A further good-sized bedroom.

BATHROOM

A modern white suite comprising WC, washbasin and bath with shower above.

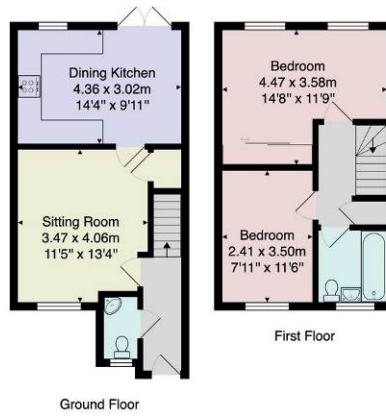
OUTSIDE

To the rear of the property, there is a good-sized garden with lawn, patio and gravelled borders. There is driveway parking to the side of the property for two vehicles. Timber garden shed.

Tenure - Freehold

Council Tax Band - C





Total Area: 66.8 m² ... 719 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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Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	96
(A2+) A	96
(B1-B1) B	84
(C1-C6) C	
(D5-D8) D	
(E9-E4) E	
(F1-F8) F	
(G1-G6) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC
	WWW.EPC4U.COM