



44 Butler Road, Harrogate, North Yorkshire, HG1 4PF

£172,000

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A superb stone-fronted two-bedroomed middle-of-terrace property revealing well-appointed accommodation with two bedrooms, modern bathroom, sitting room and dining kitchen.

Butler Road is a quiet street in a convenient location close to local amenities and just a short distance from Harrogate town centre.





GROUND FLOOR

ENTRANCE PORCH

Leading to –

SITTING ROOM

A reception room with a large window to the front. Fireplace with living-flame gas fire and under-stairs cupboard.

DINING KITCHEN

Having a range of wall and base units, Gas hob with extractor hood above, integrated electric oven, space and plumbing for washing machine, dishwasher and fridge. Window to rear and glazed door leading to the rear courtyard garden.



FIRST FLOOR

BEDROOM 1

A double bedroom with window to front.

BEDROOM 2

A further bedroom with window to rear.

BATHROOM

Modern white suite comprising low-level WC, washbasin set within a vanity unit, bath with shower above. Heated towel rail, fitted cabinet with mirrored front. Window to rear.

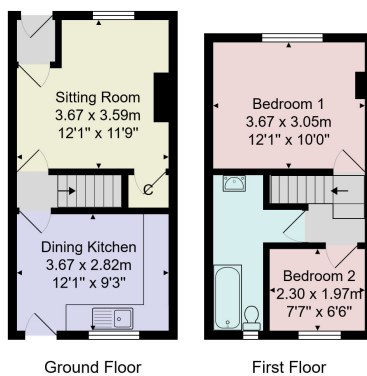


OUTSIDE

Forecourt garden to the front. Paved courtyard garden to the rear with south-facing aspect.

Council Tax Band - B





Total Area: 53.2 m² ... 572 ft²

All measurements are approximate and for display purposes only.

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