



12 Byland Place, Harrogate, North Yorkshire, HG1 4EZ

£200,000

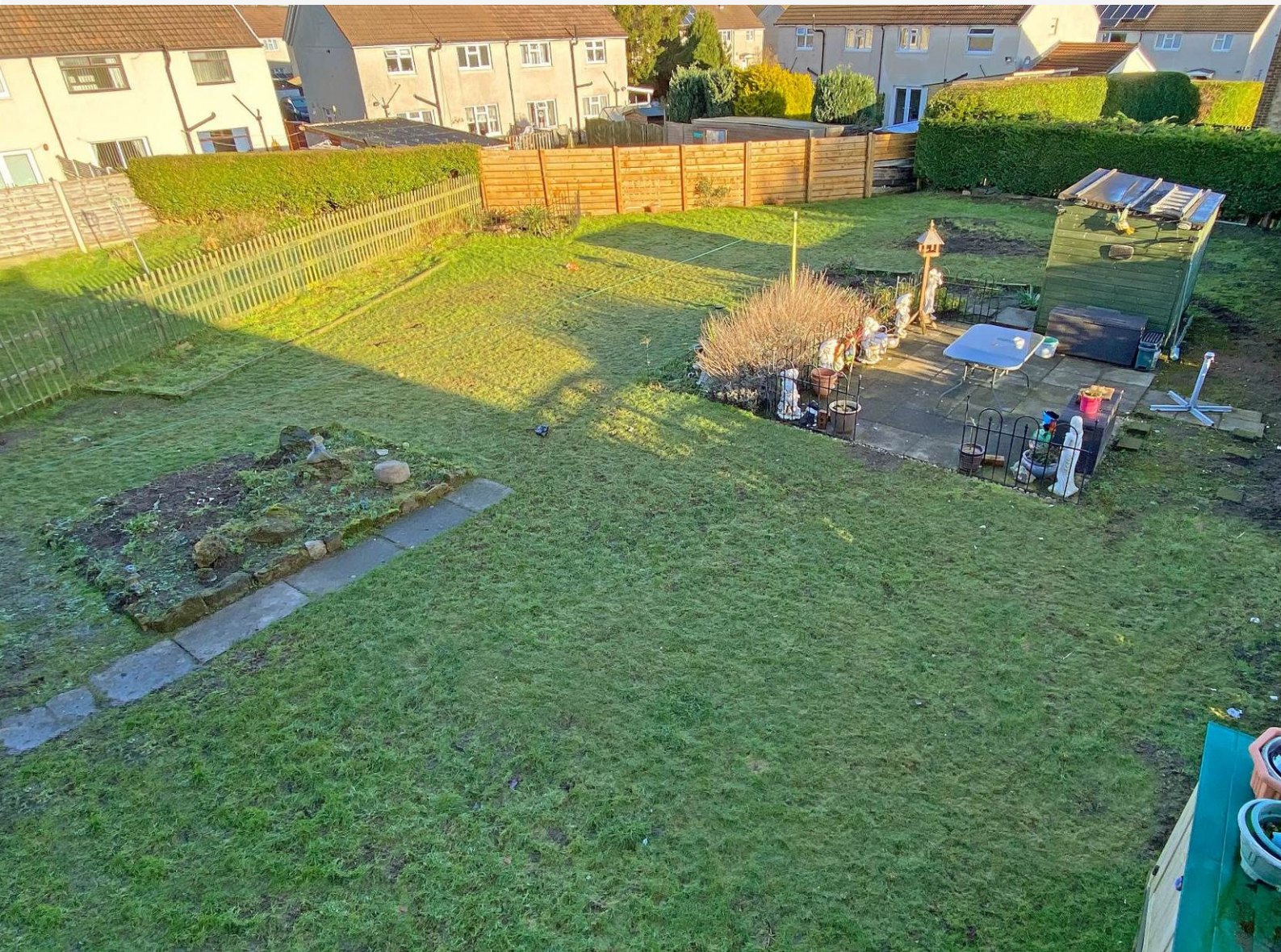
Guide Price

12 Byland Place, Harrogate, North Yorkshire, HG1 4EZ

A three-bedroomed semi-detached house occupying a particularly generous plot with a large, attractive garden to the rear.

The property provides excellent accommodation, with three bedrooms, open-plan living space, modern, newly fitted kitchen and bathroom. A particular feature of the property is the large corner plot and lawned gardens to the rear. There is scope for further development of the property due to the size of its plot, subject to obtaining the necessary consents.

The property is situated in a quiet position at the end of a cul-de-sac, well served by local amenities and close to open countryside and Harrogate town centre.





GROUND FLOOR

Front entrance door leads to -

ENTRANCE HALL

SITTING / DINING ROOM

A spacious reception room with windows to front and glazed doors leading to the garden. Living-flame gas fire.

KITCHEN

Having a range of modern wall and base units. Gas hob with extractor hood above and oven below. Integrated appliances including washing machine, fridge and freezer. Window to rear overlooking the garden and exterior door to side.

BATHROOM

With WC, washbasin, and bath with shower above. Window to side.

FIRST FLOOR

BEDROOM 1

A double bedroom with window to rear.

BEDROOM 2

A further double bedroom with windows to rear and side.

BEDROOM 3

A further bedroom with window to front.

SEPARATE WC

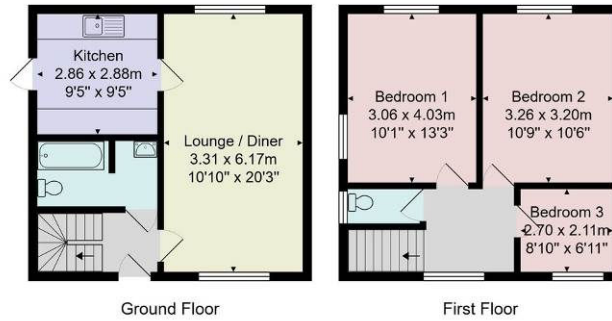
Low-level WC and window to side.

OUTSIDE

The property occupies a particularly generous plot and includes a very large rear garden with lawn, sitting area and timber garden shed.

Council Tax Band - B





All measurements are approximate and for display purposes only.
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Verity Frearson

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Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
Current	Potential	Current	Potential
65	62	68	62

Very energy efficient - lower running costs
 (91-94) A
 (81-90) B
 (69-80) C
 (55-68) D
 (39-54) E
 (21-38) F
 (1-20) G
 Not energy efficient - higher running costs
 England & Wales EU Directive 2002/91/EC

Very environmentally friendly - lower CO₂ emissions
 (81-94) A
 (69-80) B
 (55-68) C
 (39-54) D
 (21-38) E
 (1-20) F
 (0-20) G
 Not environmentally friendly - higher CO₂ emissions
 England & Wales EU Directive 2002/91/EC