



Buttersyke Way, Harrogate, HG3 1GB

- Located in the highly sought-after village of Pannal
- Three generously sized bedrooms
- Light-filled interiors that create a warm and welcoming atmosphere
- Driveway provides off-street parking
- Close to excellent transport links
- Spacious and well-designed kitchen/dining area
- Modern downstairs WC
- Well-maintained rear garden
- Peaceful residential location
- Council Tax Band D

Guide Price £345,000



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DESCRIPTION

Located in Pannal, this delightful house on Buttersyke Way offers a perfect blend of comfort and convenience. The property boasts a well-designed kitchen and dining area, ideal for both family meals and entertaining guests. With three spacious bedrooms, there is ample room for relaxation and personal space, making it a wonderful home for families or those seeking extra room for guests or a home office.

The downstairs WC adds to the practicality of the layout, ensuring that everyday living is both comfortable and efficient. Outside, the rear garden provides a lovely outdoor space, perfect for enjoying the fresh air, gardening, or hosting summer barbecues. Additionally, the driveway offers convenient parking, a valuable feature in this sought-after location.

This property is not just a house; it is a home that invites you to create lasting memories. With its appealing features and prime location, it presents an excellent opportunity for anyone looking to settle in the picturesque surroundings of Harrogate.

EPC

Energy rating B

This property produces 1.3 tonnes of CO₂

Material Information - Harrogate

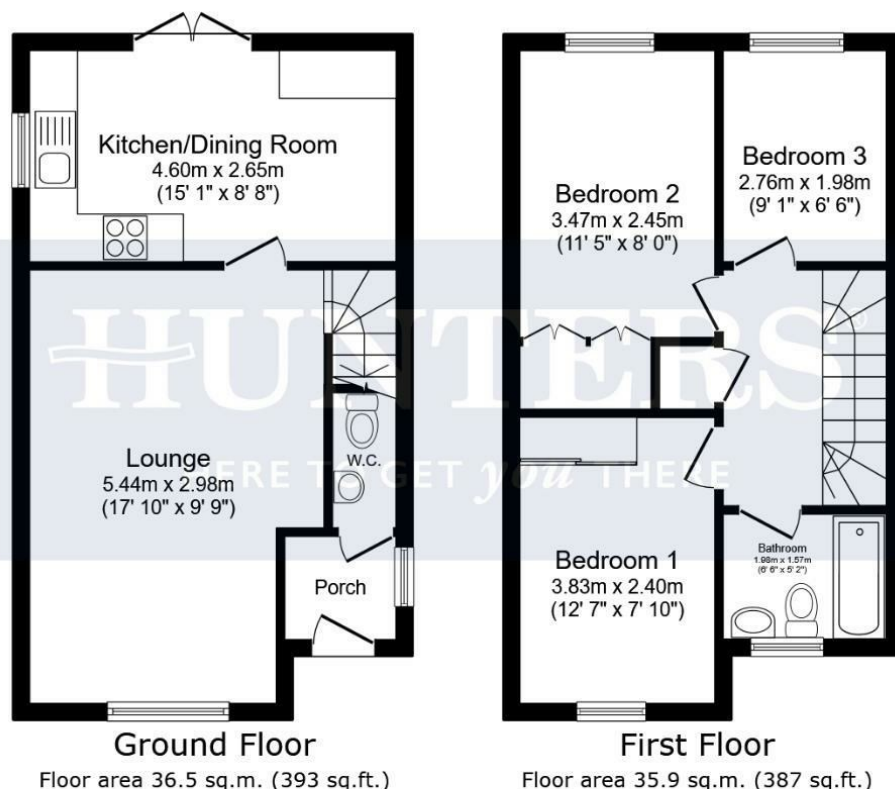
Tenure Type: Freehold

Council Tax Banding: D





37 Buttersyke Way, Pannal, Harrogate, Pannal, HG3 1GB, GB



Total floor area: 72.4 sq.m. (779 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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Viewings

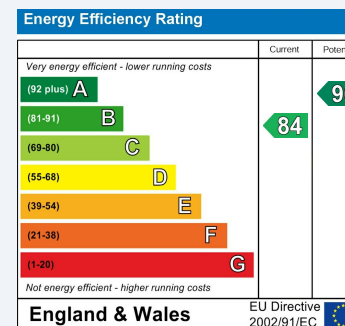
Please contact harrogate@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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