



Butler Road, Harrogate, HG1 4PF

- CHAIN FREE
- Modernised throughout
- Sleek kitchen breakfast room
- Potential to achieve £900pcm - £1000pcm
- Unrestricted on-street parking
- Ideal for first time buyers or investors
- Two bedrooms
- Popular location
- Courtyard garden with brick built shed
- Council tax band B

Guide Price £190,000



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DESCRIPTION

AVAILABLE TO THE MARKET CHAIN FREE, This recently modernised house presents an excellent opportunity for first-time buyers or savvy investors. With a fresh and bright finish throughout, the property boasts a modernised look completed by the current owners in 2021.

The accommodation features a modern kitchen with a convenient breakfast bar, comfortable lounge and two bedrooms, providing ample space for comfortable living. The modern bathroom is designed with contemporary fixtures with a shower over bath, and modern white suite.

One of the standout features of this property is the delightful courtyard garden, which offers a private outdoor space for enjoying the fresh air or hosting summer gatherings. Additionally, a convenient shed provides extra storage, making it easy to keep the garden tidy and organised.

Situated in a popular location, this home benefits from the vibrant community and amenities that Harrogate has to offer. With its appealing blend of modern comforts and traditional charm, this property is sure to attract those looking to make their mark in this sought-after area. Don't miss the chance to view this lovely home, which is ready to welcome its new owners.

EPC

Energy rating: E

This property produces 5.0 tonnes of CO2

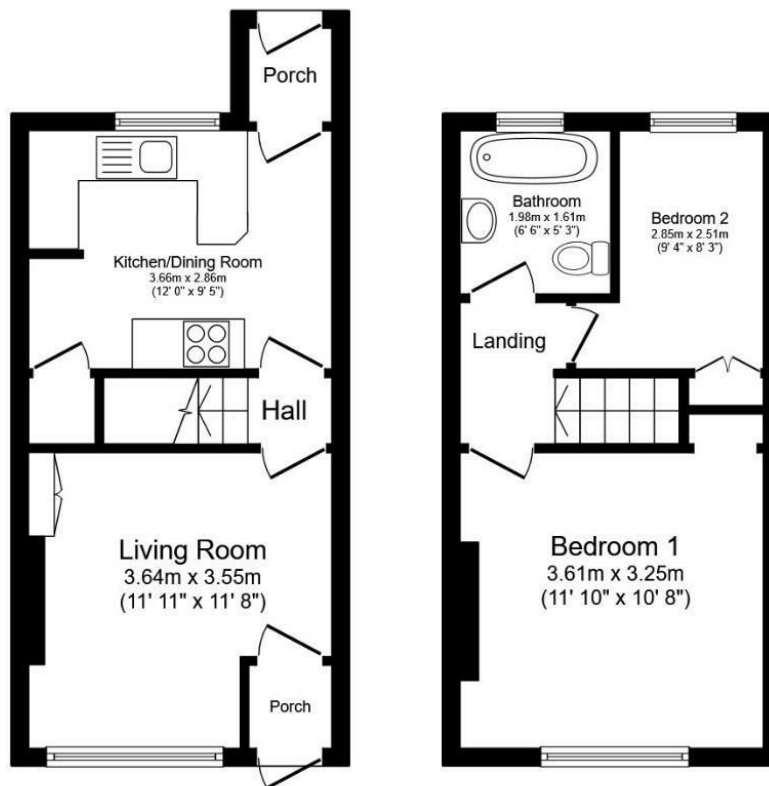
Material Information - Harrogate

Tenure Type: Freehold

Council Tax Banding: B







Ground Floor

First Floor

Total floor area 55.2 sq.m. (594 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com

Viewings

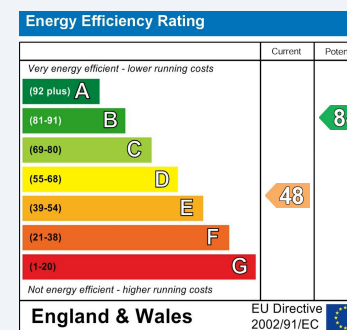
Please contact harrogate@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.