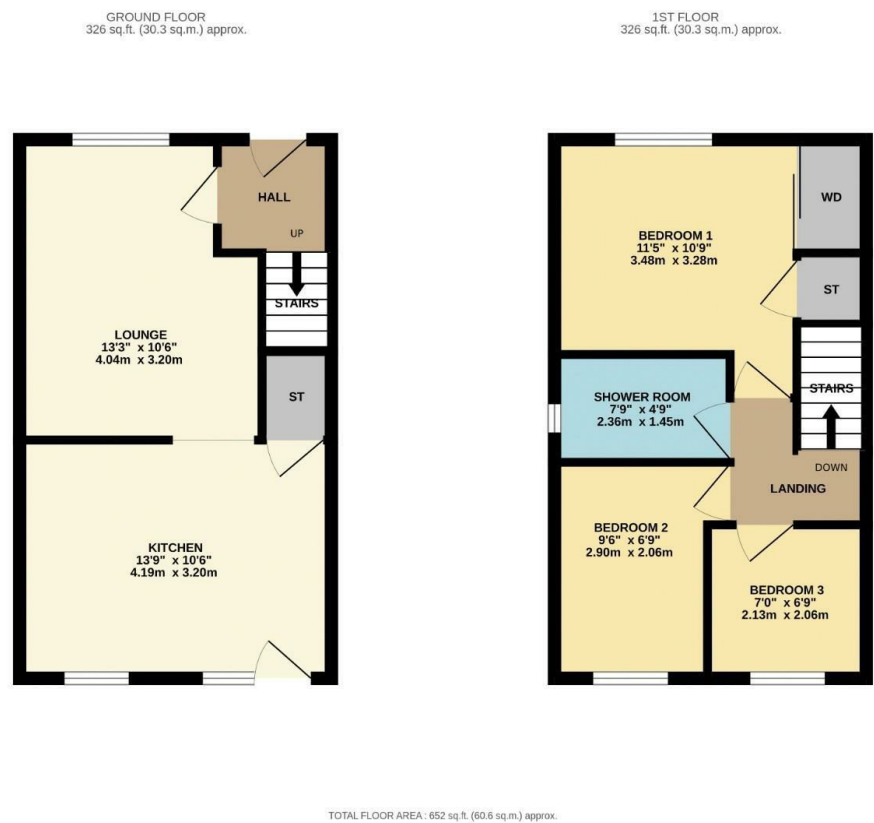
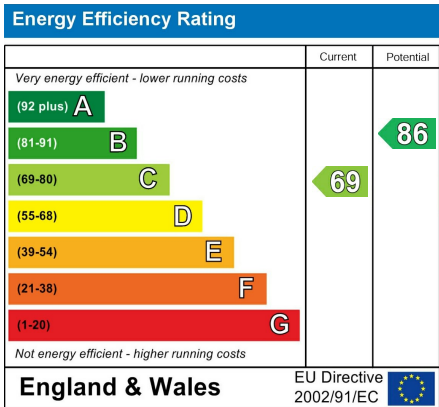


Floor Plan



Energy Performance Certificate



Directions

Proceed up Jennyfield Drive. Turn right into Butterburr Way and proceed straight down where the property is easily found on your right hand side clearly marked by a Hopkinsons for sale board.

Council Tax Band    Tenure Freehold

**Agents Notes**  
We do not set out to avoid our civil and criminal liabilities by using clever use of word or photography however it is not always possible for us to guarantee that everything in our sales material is accurate. We strongly recommend that prospective purchasers seek their own professional advice. No responsibility can be accepted for any expenses incurred by intending Purchasers. We do not check or guarantee the condition of appliances, services or equipment. Equally any verbal statement from our staff forms no point of a contract. If you require written confirmation on any point we will gladly assist.



£230,000

34 Butterbur Way, Harrogate, HG3 2XH

3 Bedroom House - Semi-Detached

**A well presented updated three bedroom semi-detached family home located in a peaceful cul-de-sac position with a private garden and off street parking for three cars.**



HOPKINSONS

ESTATE AGENTS

16 Princes Street, Harrogate, HG1 1NH

Telephone: 01423 501 201

info@hopkinsons.net



Description

This immaculate property offers a Worcester boiler and replacement double glazed windows.

With a covered entrance porch the property briefly comprises: Reception hall, spacious lounge, delightful updated kitchen with Quartz worktops incorporating a breakfast bar, integrated dishwasher, 4 ring electric hob with extractor fan over a double oven incorporating a grill plus a fridge/freezer.

To the first floor there are three bedrooms the largest of which incorporates a mirror faced double wardrobe and a separate airing cupboard.

There is an updated luxury house shower room with Triton shower and a chrome central heated towel rail.

Outside there is a long private driveway which offers parking for three cars. To the side there is a shaped lawn garden. There is a private gate that provides access to the delightful garden that is both private, enclosed and features a patio.

The property is located in a desirable modern residential development. Nearby there is a supermarket, David Lloyd gymnasium/spa and the Hydro swimming pool/gym.

Harrogate is a popular town that features excellent schooling opportunities as well as good shopping options. There is a good road and rail network offering the traveller and commit a quick access to York Leeds and London.

