



20 Butler Road  
Harrogate, HG1 4PF  
**£1,100 Per Month**

### Property Description:

A superbly presented two-bedroom stone mid-terrace house, situated in a highly popular residential location within easy reach of Harrogate town centre. Having recently undergone full refurbishment, this characterful property offers a perfect blend of period charm and crisp, modern living spaces ideal for professionals, couples, or small families.

#### Ground Floor

- **Living Room:** A warm and welcoming reception room, redecorated and complete with new carpets.

- **Breakfast Kitchen:** Bright and stylish, featuring a modern range of wall and base units, brand new integrated oven and hob, quality work surfaces, and dedicated dining space. Direct access leads out into the private rear courtyard.

#### First Floor

- **Bedroom 1:** A spacious master bedroom, again complete with new carpets and redecorated.

- **Bedroom 2:** A well-proportioned second bedroom, perfect for a guest room, child's bedroom, or home office.

- **Bathroom:** Brand new contemporary bathroom fitted with a three-piece suite including WC, pedestal basin, and bath with overhead shower.

### Material Information

- Council Tax Band: B (North Yorkshire Council)

- EPC Rating: D

- Heating: Gas Central Heating

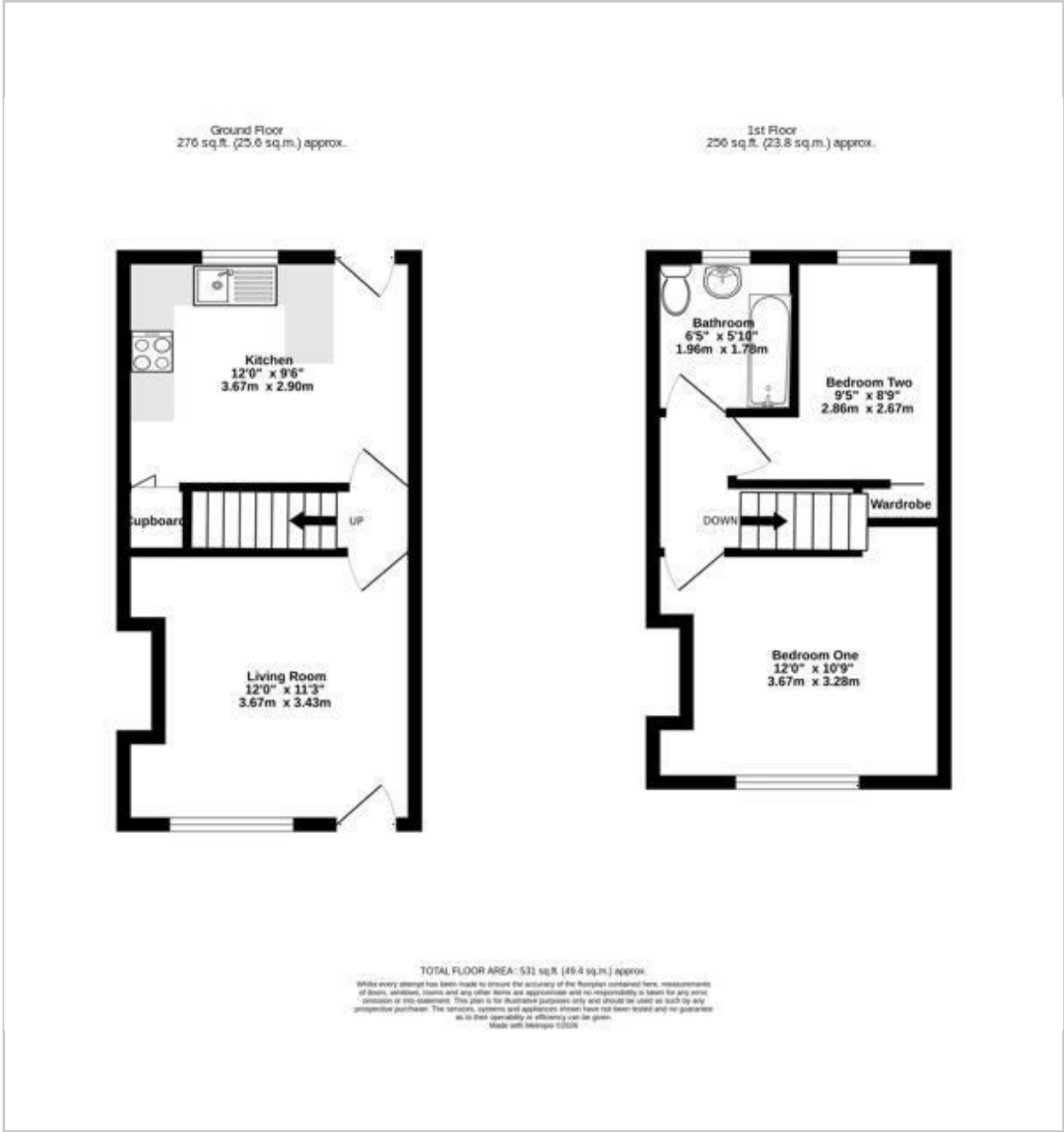
- Glazing: UPVC Double Glazing Throughout

- Availability: Immediately / By Arrangement

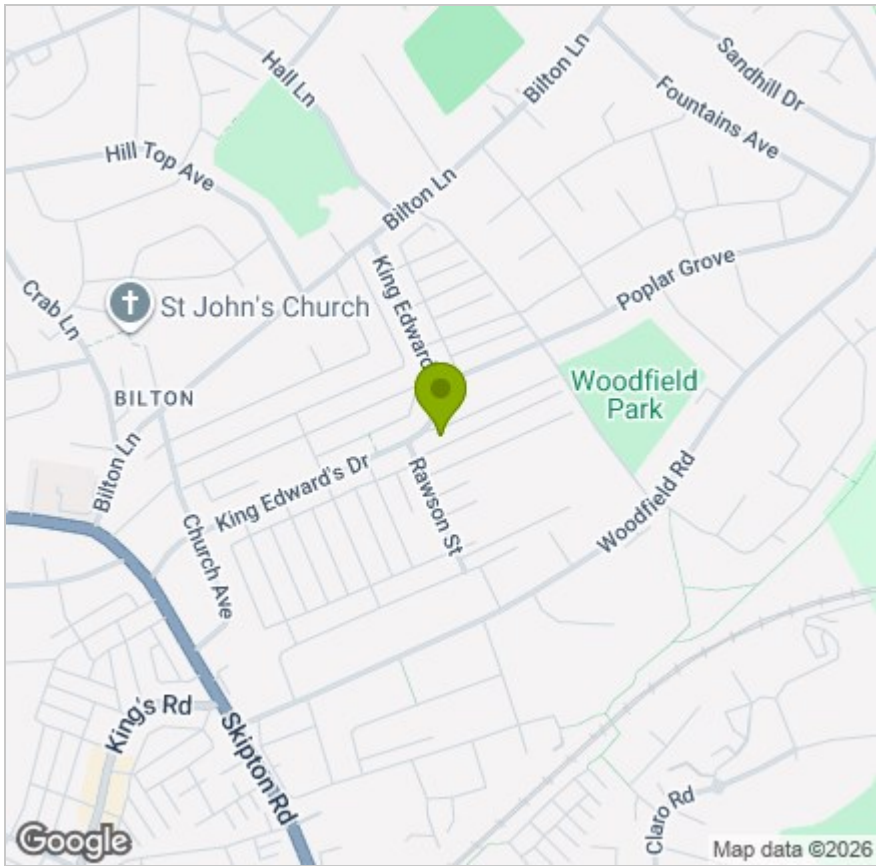




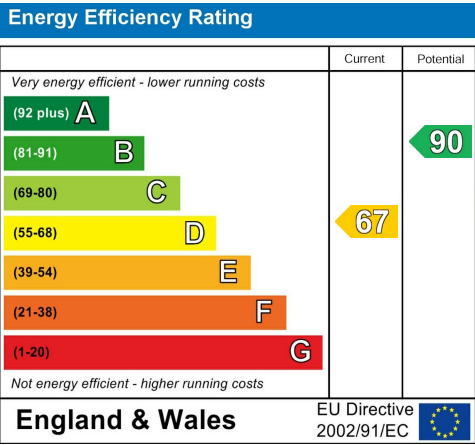
FLOOR PLAN



LOCATION



EPC



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