



## Regent Street, Harrogate

- Spacious Three Bedroom House
- Yard and Cellar
- Great Location
- Council Tax Band B
- Modern Kitchen and Bathroom
- On Street Parking
- EPC Rating E

**£1,350 Per Month**



**Tenure:**

**HUNTERS<sup>®</sup>**  
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# Regent Street, Harrogate

## DESCRIPTION

Three Bedroom House | Great Location | Modern Living | Available August 2026 |

Located just off Skipton Road on Regent Street, this delightful house offers a perfect blend of modern living and classic comfort.

With two well-proportioned bedrooms, including a smaller room featuring a built-in wardrobe, this property is ideal for couples, small families, or those seeking a stylish retreat.

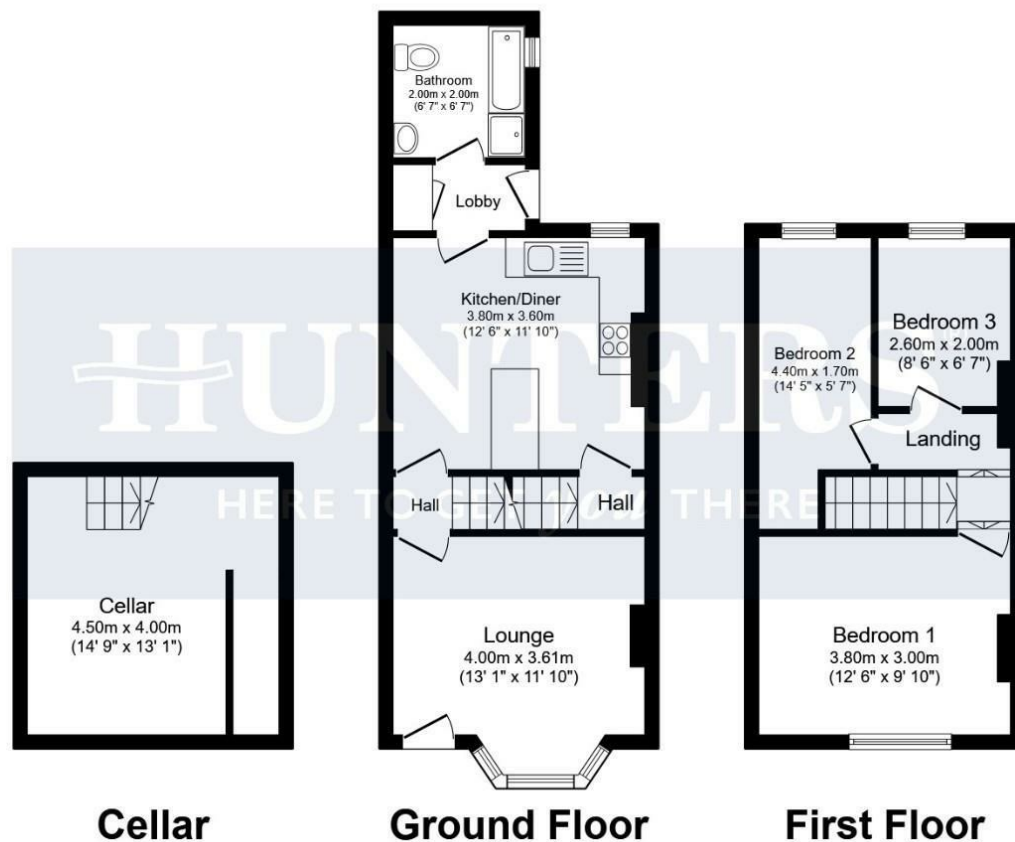
The heart of the home is undoubtedly the modern kitchen, which boasts contemporary fittings and ample space for culinary creativity. The bathroom has also been tastefully updated, ensuring a fresh and inviting atmosphere. The single reception room provides a cosy space for relaxation and entertaining, making it a versatile area for various activities.

On-street parking is available, adding to the convenience of this lovely residence. The location is particularly appealing, as it places you within easy reach of Harrogate's vibrant amenities, including shops, cafes, and parks, all while maintaining a sense of community and tranquillity.

This property is a wonderful opportunity for anyone looking to enjoy the best of Harrogate living in a modern, comfortable home. Don't miss the chance to make this charming house your own.



Council Tax: B



Total floor area 79.1 sq.m. (852 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 propertybox.io

## Viewing

Please contact our Hunters Harrogate Lettings Office on 01423 877083 if you wish to arrange a viewing appointment for this property or require further information.

Regents House, 13-15 Albert Street, Harrogate, HG1 1JX

Tel: 01423 877083 Email:

harrogatelettings@hunters.com <https://www.hunters.com>



## 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.

| Energy Efficiency Rating                    |         | Environmental Impact (CO <sub>2</sub> ) Rating |                                                                 |         |                         |
|---------------------------------------------|---------|------------------------------------------------|-----------------------------------------------------------------|---------|-------------------------|
| Very energy efficient - lower running costs | Current | Potential                                      | Very environmentally friendly - lower CO <sub>2</sub> emissions | Current | Potential               |
| (92 plus) <b>A</b>                          |         |                                                | (92 plus) <b>A</b>                                              |         |                         |
| (81-91) <b>B</b>                            |         | 89                                             | (81-91) <b>B</b>                                                |         |                         |
| (69-80) <b>C</b>                            |         |                                                | (69-80) <b>C</b>                                                |         |                         |
| (55-68) <b>D</b>                            |         |                                                | (55-68) <b>D</b>                                                |         |                         |
| (39-54) <b>E</b>                            | 50      |                                                | (39-54) <b>E</b>                                                |         |                         |
| (21-38) <b>F</b>                            |         |                                                | (21-38) <b>F</b>                                                |         |                         |
| (1-20) <b>G</b>                             |         |                                                | (1-20) <b>G</b>                                                 |         |                         |
| Not energy efficient - higher running costs |         |                                                | Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC                        | England & Wales                                                 |         | EU Directive 2002/91/EC |

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

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