



Regent Avenue, Harrogate, HG1 4BD

- Two-bedroom mid-terrace house on Regent Avenue
- Well-planned layout with separate kitchen, dining room, and lounge
- Secure gated parking space for added convenience
- Excellent public transport links for commuting and travel
- Early viewing highly recommended
- Ideal purchase for first-time buyers, small families, or investors
- Private rear courtyard, ideal for outdoor seating or barbecues
- Close to Harrogate town centre and its wide range of amenities
- Two generously sized bedrooms one double and one single
- Council Tax Band B

Guide Price £215,000



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DESCRIPTION

Located on Regent Avenue, this two-bedroom mid-terrace house presents an excellent opportunity for first-time buyers, small families, and investors alike. The property boasts a well-designed layout, featuring a separate kitchen, dining room, and a comfortable lounge, providing ample space for both relaxation and entertaining.

The two bedrooms are generously sized, offering a peaceful retreat at the end of the day. The bathroom is conveniently located, ensuring ease of access for all residents. One of the standout features of this home is the private courtyard at the rear, perfect for enjoying a morning coffee or hosting summer barbecues. Additionally, the property includes a secure parking space with gates, providing peace of mind for your vehicle.

Situated close to Harrogate town centre, residents will benefit from a wealth of local amenities, including shops, cafes, and parks. Excellent public transport links make commuting and exploring the surrounding areas effortless.

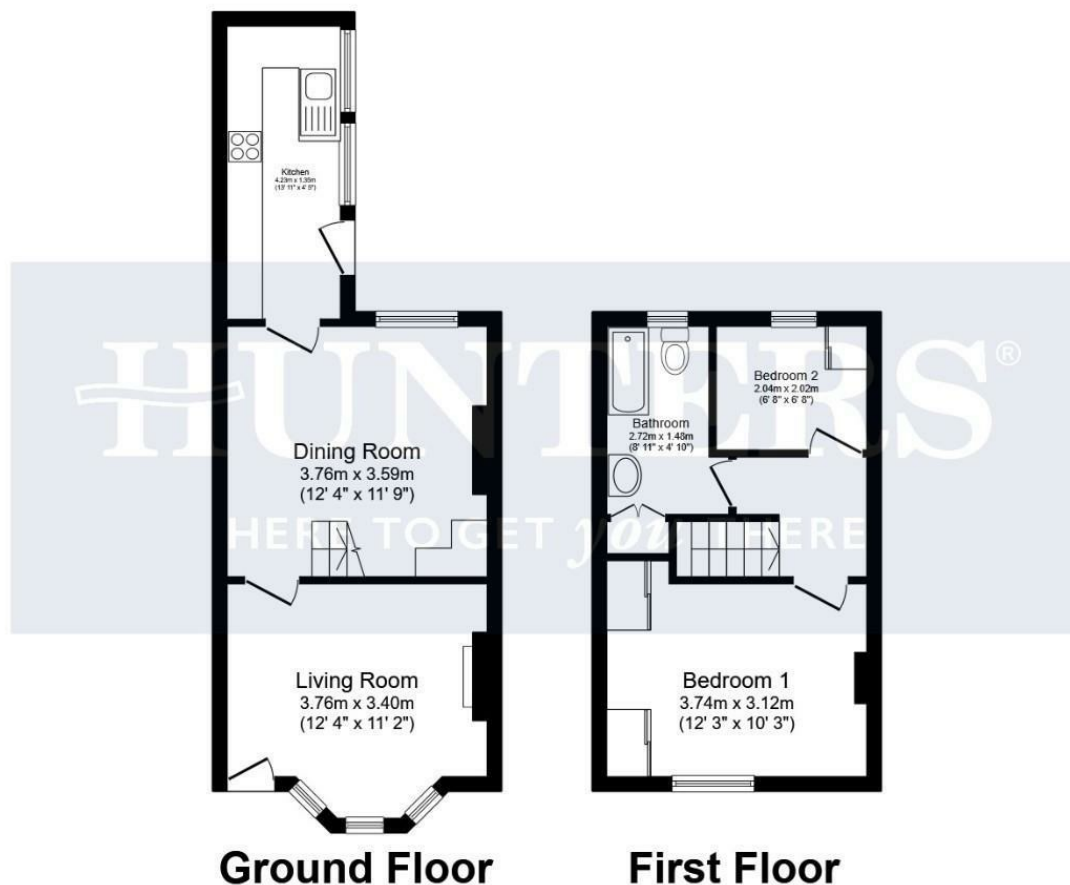
This property is not only a wonderful home but also a smart investment in a sought-after location. With its blend of comfort, convenience, and charm, this mid-terrace house on Regent Avenue is sure to attract interest.

EPC
Energy rating D
This property produces 3.4 tonnes of CO2

Material Information - Harrogate
Tenure Type: Freehold
Council Tax Banding: B

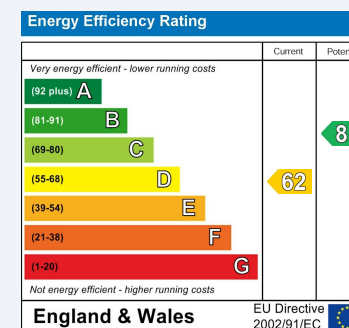






ENERGY PERFORMANCE CERTIFICATE

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.

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.



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