



## Regent Mount, Harrogate, HG1 4QN

- NO ONWARD CHAIN
- Ideal for first-time buyers, downsizers, or buy-to-let investors
- Well-laid-out kitchen with ample storage and worktop space
- Both bedrooms offer space for full-sized furniture
- Early viewing highly recommended
- Attractive two-bedroom mid-terrace home
- Welcoming entrance leading into a generous living room
- Direct access from the kitchen to a private courtyard garden
- Located within walking distance of shops and transport links
- Council Tax Band A

**Guide Price £180,000**



# Regent Mount, Harrogate, HG1 4QN

## DESCRIPTION

**NO ONWARD CHAIN.** This attractive two-bedroom mid-terrace home on Regent Mount presents an excellent opportunity for first-time buyers, downsizers, or investors looking to add to their portfolio.

The property offers well-balanced accommodation throughout, beginning with a welcoming entrance into a generous living room filled with natural light and character. With ample space for both relaxing and entertaining, it provides a comfortable and versatile setting for everyday living.

To the rear, the kitchen is practical and well laid out, offering good storage and workspace, with direct access to the private courtyard. The courtyard provides a low-maintenance outdoor area, perfect for enjoying some fresh air, container gardening, or outdoor dining during the warmer months.

Upstairs, there are two spacious double bedrooms, each offering plenty of room for full-sized furniture and additional storage. The bathroom is conveniently positioned to serve both rooms.

Situated in a popular and convenient location, the property is within easy walking distance of local shops, cafés, and green spaces, while also benefiting from excellent transport links connecting you to the rest of the town and beyond.

A fantastic opportunity to secure a well-located home with plenty of potential.



EPC  
Energy rating D  
This property produces 2.8 tonnes of CO2

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





Total floor area 51.1 sq.m. (550 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



### Viewings

Please contact [harrogate@hunters.com](mailto:harrogate@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

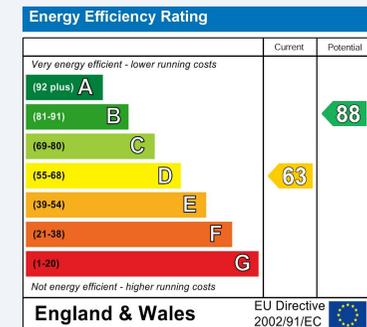
For a valuation of your property, please email the team with your property details, contact information and the times you are available.



Regents House, 13-15 Albert Street, Harrogate, HG1 1JX  
 Tel: 01423 536222 Email: [harrogate@hunters.com](mailto:harrogate@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.



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.

