



## Regent Terrace, Harrogate, North Yorkshire, HG1 4BL

- Two-bedroom terraced home
- Modernised throughout
- Living room with log-burning stove
- Modern bathroom
- Close to Harrogate town centre and local amenities
- Sought-after Regent Terrace location
- Character features retained
- Well-presented fitted kitchen
- Beautiful enclosed rear garden
- Early viewing highly recommended

**Guide Price £250,000**



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## DESCRIPTION

Located on Regent Terrace, this well-presented two-bedroom home offers a blend of character features and modern updates, having been modernised throughout in a convenient and sought-after location.

The property has been thoughtfully improved while retaining much of its original charm. The accommodation includes a comfortable living room featuring a log-burning stove, creating a welcoming focal point to the space. There is also a well-presented fitted kitchen complemented by a separate utility room, providing useful additional storage and practicality.

There are two well-proportioned bedrooms and a well-appointed bathroom, offering accommodation suited to a range of purchasers. The property is presented to a good standard throughout and is ready for immediate occupation.

Externally, the property benefits from a beautifully maintained enclosed rear garden, providing a private outdoor space ideal for relaxing, gardening or outdoor dining during the warmer months.

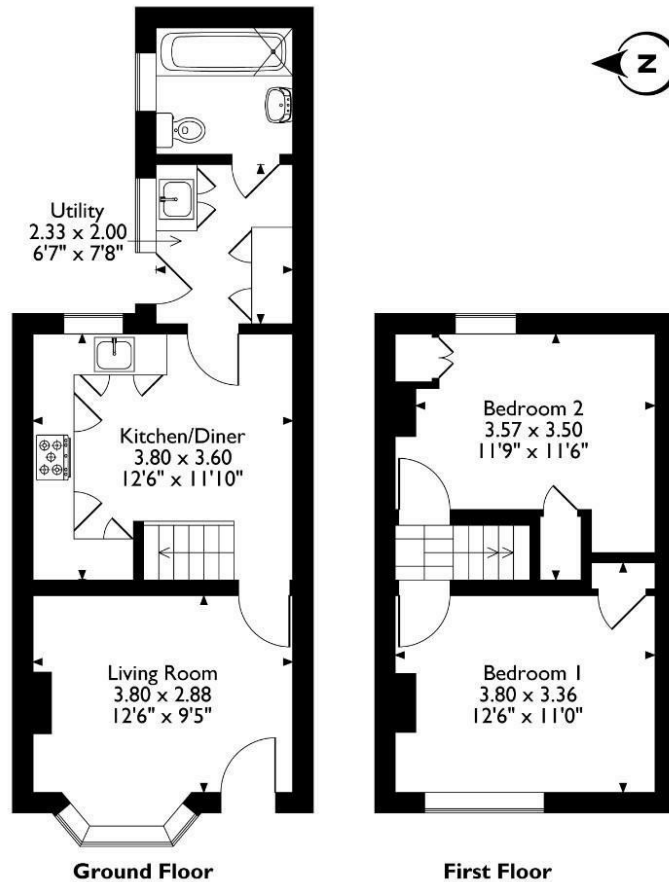
Regent Terrace is well positioned for access to local amenities, schools, transport links and the wide range of shops, cafés and restaurants available within Harrogate town centre.

This is an opportunity to acquire a characterful home in a popular residential location, combining period charm with modern-day convenience. Early viewing highly recommended.





28, Regent Terrace, Harrogate, HG1 4BL  
 Approximate Gross Internal Area  
 60 Sq M/646 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

### Viewings

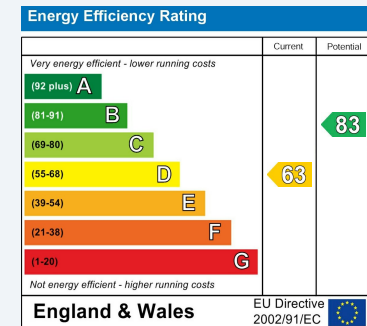
Please contact [harrogate@hunters.com](mailto:harrogate@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

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

## 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.



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