

# HUNTERS®

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## Regent Avenue

Harrogate, HG1 4BD

Council Tax: B

**Offers Over £175,000**





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## Lounge

12'8" x 12'5" (3.88 x 3.80)

Access via UPVC entrance door, UPVC double glazed bay window to front elevation, radiator, TV point, door to:

## Inner Hallway

Stairs to first floor, door to:

## Dining Room

12'7" x 9'6" (3.86 x 2.92)

UPVC double glazed window to rear elevation, radiator, door to:

## Kitchen

9'2" x 5'1" (2.81 x 1.55)

Base units with working surfaces over with inset stainless steel sink unit, space for cooker, space for fridge freezer, UPVC double glazed door to rear courtyard, UPVC double glazed window to side elevation, door to:

## Bathroom

5'1" x 5'1" (1.56 x 1.56)

Panel bath with shower over, low level WC, part tiled walls, UPVC double glazed window to side elevation.

## First Floor Landing

Doors to:

## Bedroom One

12'7" x 9'4" (3.85 x 2.86)

UPVC double glazed window to rear elevation, radiator, built in cupboard.

## Bedroom Two

12'7" x 8'10" (3.86 x 2.71)

UPVC double glazed window to front elevation, radiator, built in cupboard.

## Outside

To the rear is a low maintenance courtyard garden with fencing to perimeters and giving access to:

## Garage

14'9" x 9'5" (4.51 x 2.88)

Two UPVC double glazed windows to side elevation, rear access door and swing doors to front.

## EPC

Environmental impact as this property produces 3.3 tonnes of CO2.

## Material Information

Tenure Type; Freehold

Council Tax Banding; B

UNEXPECTEDLY BACK TO MARKET - OFFERED FOR SALE WITH NO ONWARD CHAIN. A fantastic opportunity to purchase an attractive, two double bedroom, period mid-terrace home, situated in a highly sought after location within walking distance to the town centre and the Stray.

In need of some modernisation, the property would make an ideal purchase for both investors and first time buyers, with the accommodation comprising: Entrance into the lounge with a bay window and door through to the adjoining dining room which provides access to the kitchen and ground floor bathroom. Stairs rise to the first-floor landing with doors to the two double bedrooms.

To the outside, the property has a forecourt leading to the front door and to the rear, a courtyard garden with a gate to the rear lane. The property benefits from a garage with light and power and parking is available unrestricted on-street. Early viewing comes highly recommended!

- OFFERED TO THE MARKET CHAIN FREE
  - Requiring modernisation
  - Ideal for first time buyers and investors
    - Two reception rooms
    - Two double bedrooms
    - Ground floor bathroom
    - Courtyard garden
    - Single garage
- Ideal location within walking distance to the town centre



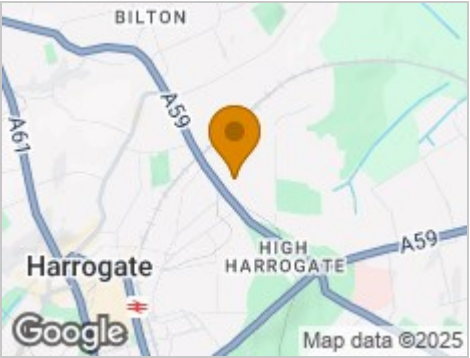
Road Map



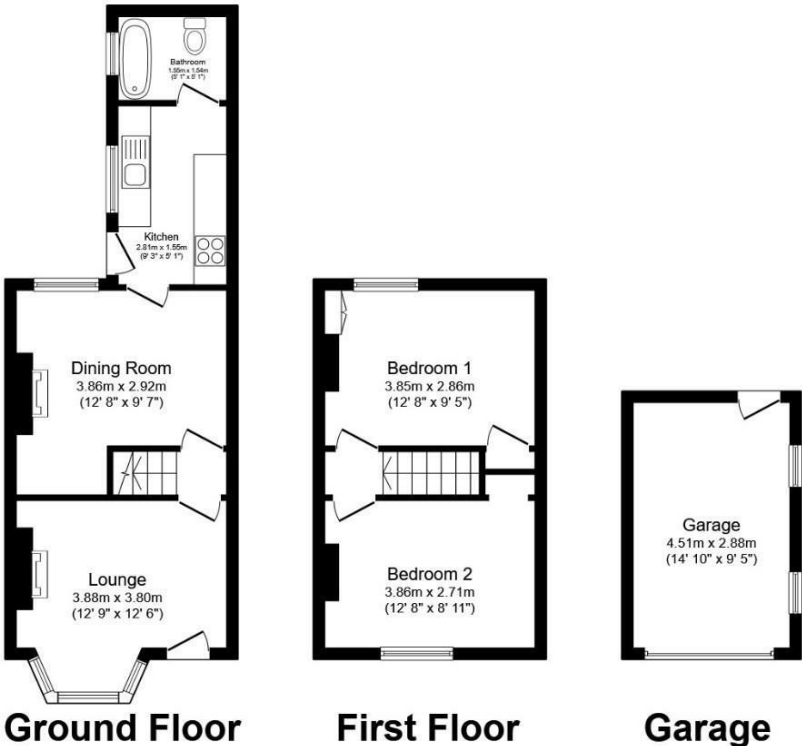
Hybrid Map



Terrain Map



Floor Plan



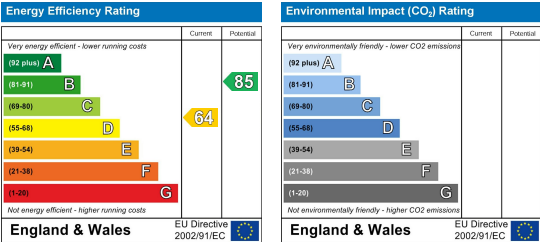
Total floor area 75.0 m<sup>2</sup> (808 sq.ft.) approx

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 [www.focalagent.com](http://www.focalagent.com)

Viewing

Please contact our Hunters Harrogate Office on 01423 536222 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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.