

# HUNTERS<sup>®</sup>

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## Regent Terrace

Harrogate, HG1 4BL

Council Tax: B

**Guide Price £210,000**





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## Lounge

12'0" x 12'0" (3.66 x 3.66)

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

## Kitchen Dining Room

12'0" x 12'0" (3.66 x 3.66)

Quality modern range of wall and base units with working surfaces over with inset stainless steel sink unit and mixer tap, inset ceramic hob with extractor over and electric oven under. Radiator, inset ceiling spot lights, stairs to first floor, UPVC double glazed window to rear elevation, space for table, door to:

## Utility

7'10" x 5'6" (2.40 x 1.70)

Worktop with plumbing and space for washing machine, space for tumble dryer, space for tall fridge freezer, radiator, UPVC double glazed window to side elevation, UPVC double glazed door to side access, door to:

## Bathroom

Modern white suite comprising panel bath with mains shower over and glazed screen, low level WC, pedestal wash hand basin, chrome heated towel rail, inset ceiling spot lights, UPVC double glazed window to side elevation.

## First Floor Landing

Doors to:

## Bedroom One

12'0" x 10'9" (3.66 x 3.29)

UPVC double glazed window to rear elevation, radiator, fitted wardrobe.

## Bedroom Two

12'0" x 9'8" (3.66 x 2.97)

UPVC double glazed window to front elevation, radiator, fitted wardrobe.

## Outside

A gravel forecourt garden. To the rear is a low maintenance paved garden with fencing to perimeters and rear access gate.

## EPC

Environmental impact as this property produces 2.7 tonnes of CO2.

## Material Information

Tenure Type; Freehold

Council Tax Banding; B

OFFERED TO THE MARKET CHAIN FREE. A spacious two double bedroom mid terrace home, situated in a sought after location just off Skipton Road, close to the wide ranging local amenities and train station the town centre has to offer.

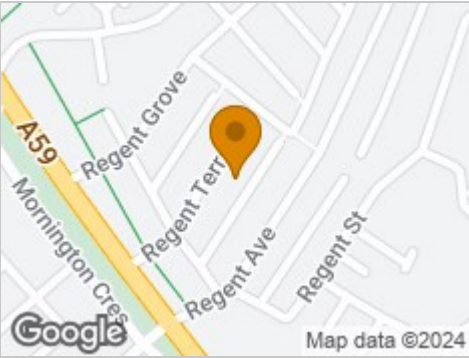
The property is modern and well presented throughout and would be ideal for both first time buyers and buy to let investors. The accommodation comprises: Entrance into the lounge with bay window through to the kitchen/ dining room, door to utility room and through to the ground floor bathroom. Stairs rise to the first floor landing and doors to the two double bedrooms .

To the outside, the property has a forecourt garden and to the rear is an easy to maintain, enclosed courtyard garden with gate to the rear road. Parking is unrestricted on-street, though in keeping with other properties on the terrace, there is the opportunity to easily create a private parking space to the rear if preferred. An early viewing comes highly recommended to appreciate the accommodation on offer.

- OFFERED TO THE MARKET CHAIN FREE
- Walking distance to Harrogate Town Centre
- Excellent local amenities close by including convenient bus routes
  - Well presented throughout
  - Two double bedrooms
  - Modern kitchen and bathroom
- Ideal first time buy or investment property
  - Private rear courtyard garden
  - Viewing highly recommended
- Free mortgage advice available - call for an appointment



Road Map



Hybrid Map



Terrain Map



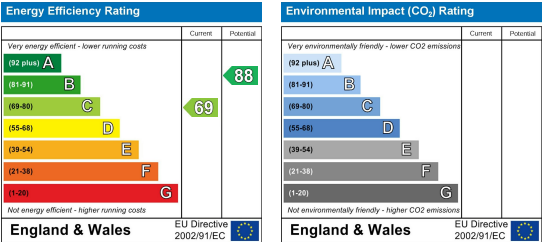
Floor Plan



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.