

HUNTERS®

HERE TO GET *you* THERE



Regent Avenue

Harrogate, HG1 4BD

Council Tax: B

Guide Price £190,000



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Entrance Porch

Access via wooden glazed door, glazed window to front and door to:

Lounge

14'6" x 12'3" (4.43 x 3.75)

UPVC double glazed bay window to front elevation, radiator, TV point, inset shelving, door to:

Kitchen

12'3" x 7'6" (3.75 x 2.29)

Modern range of wall and base mounted units with working surfaces over with inset stainless steel sink unit and mixer tap, space for gas cooker, space for tall fridge freezer, UPVC double glazed window to rear elevation, tiled floor, stairs to first floor, door to:

Rear Lobby

Door to rear garden, door to:

Shower Room

White suite comprising corner shower cubicle, low level WC, pedestal wash hand basin, chrome heated towel rail, UPVC double glazed window to side elevation.

Bedroom One

12'3" x 8'11" (3.75 x 2.74)

UPVC double glazed window to front elevation, radiator.

Bedroom Two

10'4" x 9'7" (3.15 x 2.94)

UPVC double glazed window to rear elevation, radiator, storage cupboard.

EPC

Environmental impact as this property produces 2.9 tonnes of CO2.

Material Information

Tenure Type; Freehold

Council Tax Banding; B

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, close to the town centre and the Stray.

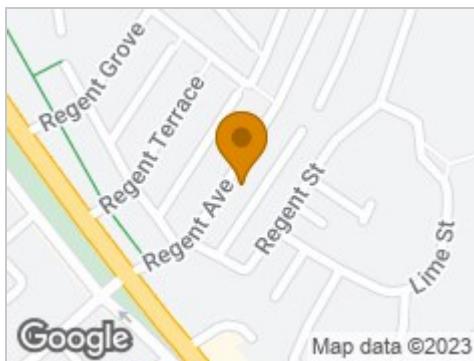
The property would make an ideal purchase for both investors and first time buyers, with the accommodation comprising: Entrance porch, lounge, modern kitchen with breakfast bar, rear lobby, modern shower room and two double first floor bedrooms.

To the outside, the property has the benefit of a forecourt garden to the front, to the rear is an attractive enclosed courtyard garden with gate leading to the rear.

- NO ONWARD CHAIN
- Ideal for both investors & first time buyers
 - Modern kitchen with breakfast bar
 - Two double first floor bedrooms
 - Modern ground floor shower room
 - Enclosed courtyard garden
 - Unrestricted on-street parking
 - Close to the town centre & the Stray



Road Map



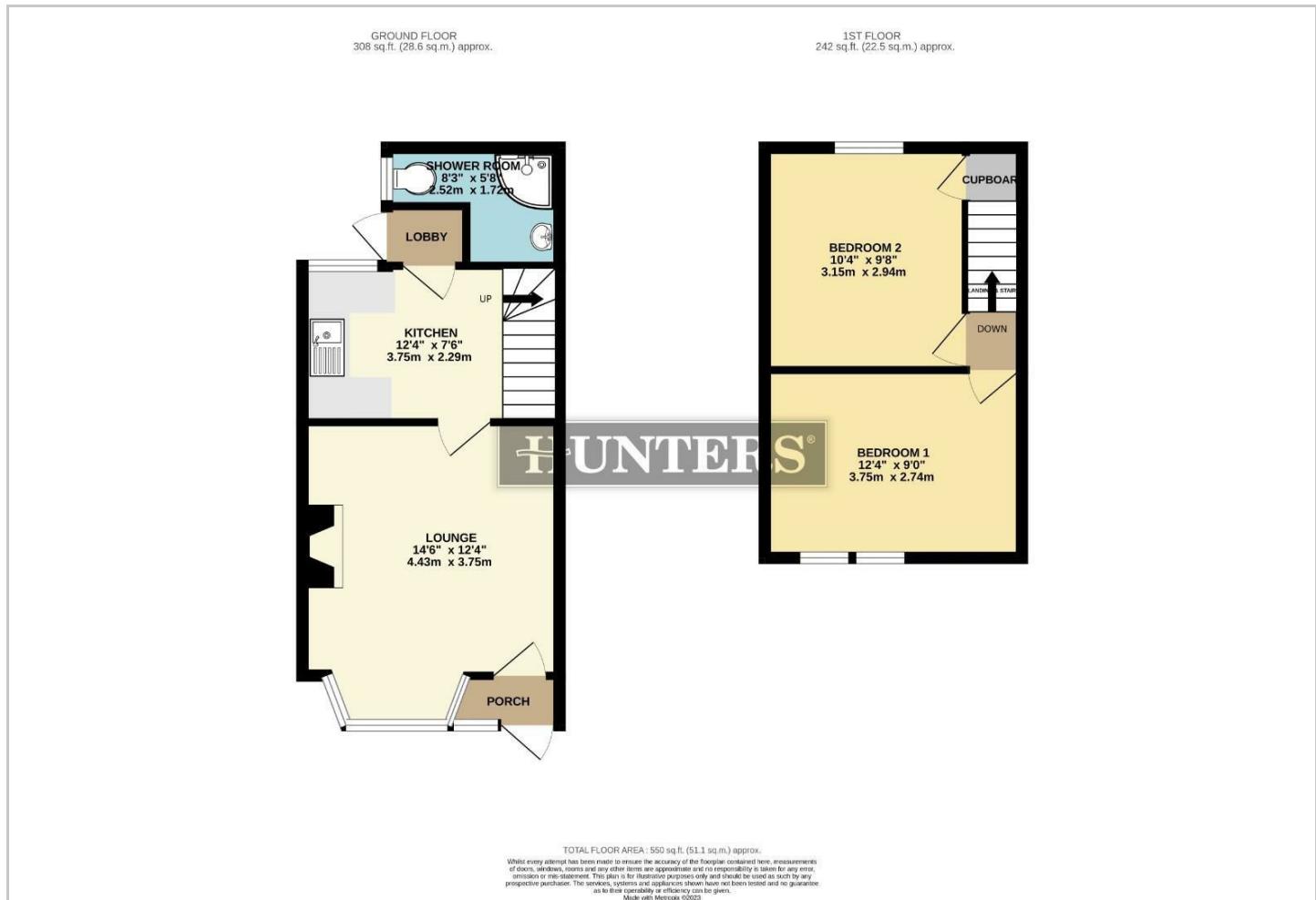
Hybrid Map



Terrain Map



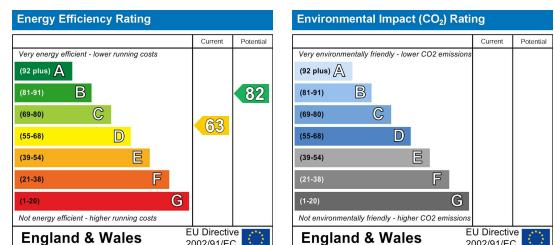
Floor Plan



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.