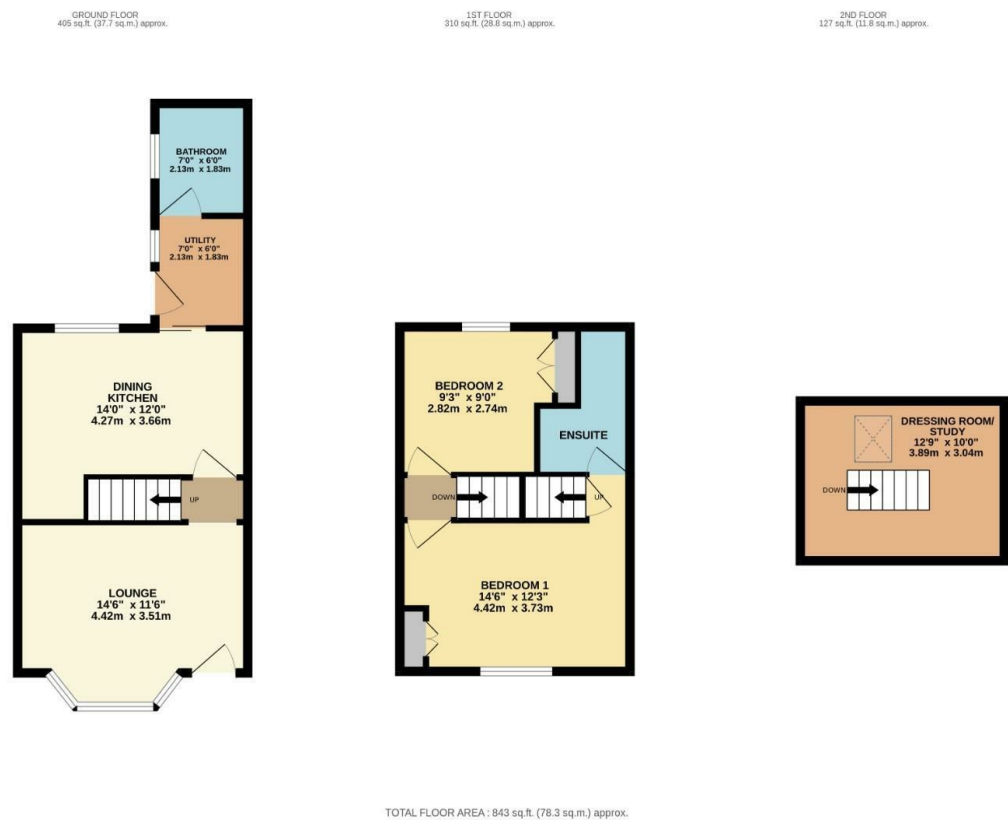
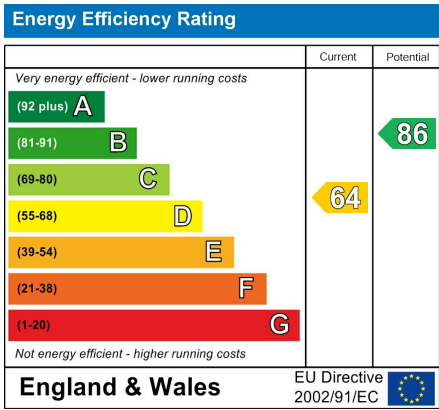


Floor Plan



Energy Performance Certificate



Directions

Directions; Proceed along York Place to the Empress roundabout and turn left onto Skipton Road. Regent Terrace is a turning to the right where the property is easily found on the left left-hand side clearly marked by a Hopkinson for sale board.

Council Tax Band B Tenure Freehold

Agents Notes
We do not set out to avoid our civil and criminal liabilities by using clever use of word or photography however it is not always possible for us to guarantee that everything in our sales material is accurate. We strongly recommend that prospective purchasers seek their own professional advice. No responsibility can be accepted for any expenses incurred by intending Purchasers. We do not check or guarantee the condition of appliances, services or equipment. Equally any verbal statement from our staff forms no point of a contract. If you require written confirmation on any point we will gladly assist.



£245,000

31 Regent Terrace, Harrogate, HG1 4BL 2 Bedroom House - Mid Terrace

A stunning modernised inner two bedroom terrace house that features both an ensuite shower room and separate bathroom located in a quiet cul-de-sac in a convenient near town centre position.

Internal inspection strongly recommended.



HOPKINSONS
E S T A T E A G E N T S

16 Princes Street, Harrogate, HG1 1NH
Telephone: 01423 501 201
info@hopkinsons.net

Description

****FULL & FINAL OFFERS BY MIDDAY TUESDAY 11TH MARCH SEND TO admin@hopkinsons.net****

With gas fired central heating and replacement double glazed windows the property briefly comprises; Bay fronted lounge with feature log burning stove. There is a modern fitted dining kitchen with a cooking range with eight gas hobs and electric ovens beneath.

There is a rear entrance lobby that forms a useful utility/storage space with Combi boiler.

Lastly at ground floor there is a beautiful presented centrally heated luxury bathroom.

At first floor there is a Master bedroom with luxury ensuite shower room with toilet, wash basin and walk-in shower. There is also a further double bedroom.

To the front of the property there is a fore garden and at the rear a pleasant private sitting area with water tap and two useful garden sheds. There is a personal access gate that leads to a rear service lane where there is additional on street parking to the front street.

The property is located in a convenient near town centre position close to local shops and the famed 200 acre Stray.

Harrogate offers a good road and rail network offering the traveller and commuter quick access to Leeds, York and London. Additionally the town features a wide choice of restaurants, bars and shopping opportunities.

