



51 Regent Avenue, Harrogate, North Yorkshire, HG1 4BD

£200,000

Guide Price

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A well-presented two-bedroom mid terrace house with attractive courtyard garden situated in this highly sought-after location within walking distance to the town centre and the Stray.

This excellent home is features two reception rooms with exposed brick fireplace, well-equipped kitchen, bathroom and two good-sized double bedrooms.

The property is situated in a most convenient location with a range of excellent local amenities on the doorstep and within easy walking distance of Harrogate town centre. Offered for sale with no onward chain.





GROUND FLOOR

SITTING ROOM

With bay window to front and rustic brick fireplace.

DINING ROOM

A further reception room window to rear and rustic brick fireplace with wood-burning stove. Fitted cupboards and under-stairs storage area.

KITCHEN

Modern kitchen with a range of fitted units and oak work surfaces. Electric hob, integrated oven, space and plumbing for washing machine, dishwasher and fridge / freezer.



BATHROOM

White suite comprising WC, washbasin and bath with shower above. Heated towel rail and window to side.

FIRST FLOOR

BEDROOM 1

A double bedroom with window to front, ornamental fireplace and fitted wardrobe.

BEDROOM 2

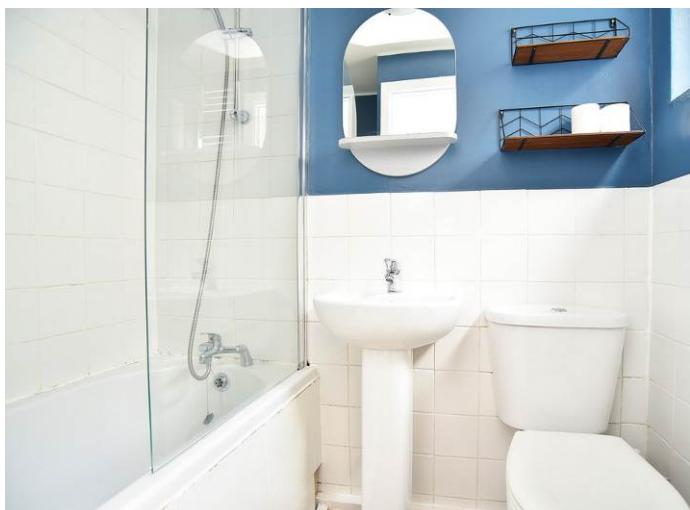
A further good-sized double bedroom with fitted wardrobes, window to rear and ornamental fireplace.

OUTSIDE

Paved courtyard garden to rear with artificial lawn and timber garden shed.

Tenure - Freehold

Council Tax Band - B





Total Area: 64.0 m² ... 689 ft²

Verity Frearson

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For all enquiries contact us on:

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
WWW.EPC4U.COM		