



65 Regent Avenue, Harrogate, HG1 4BJ

£875 pcm

Bond £1,009

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

65 Regent Avenue, Harrogate, HG1 4BJ

A well presented 2 bed roomed town house appointed to a good standard with the benefit of gas central heating, double glazing and newly fitted carpets. The property also features a private and enclosed courtyard to the rear. Highly convenient and popular residential location, well served by local shops and services, within easy walking distance of Harrogate town centre. EPC rating D.

GROUND FLOOR

SITTING ROOM

A reception room with window to front.

KITCHEN

A modern fitted kitchen with a range of wall and base units with electric hob and new oven, integrated fridge and freezer. Window to rear and under stairs cupboard.

UTILITY AREA

With fitted units and worktop and new washing machine.

BATHROOM

A modern white suite with WC, basin and bath with shower above. Heated towel rail and window to rear.

FIRST FLOOR

BEDROOM 1

A double bedroom with window to front.

BEDROOM 2

A further good sized bedroom with window to rear. Freestanding wardrobe provided.

OUTSIDE

There is an enclosed courtyard garden to the rear of the property providing an excellent outdoor entertaining space.

SERVICES

All mains services are connected to the property.

Mobile coverage - EE (Vodafone, Three, O2 may be variable in home)

Broadband - Basic 8 Mbps, Superfast 80 Mbps, Ultrafast 1800 Mbps

Network availability - Openreach, CityFibre, Virgin

Information obtained via:

<https://checker.ofcom.org.uk/>

USEFUL INFORMATION

For more information relating to the property/area, including refuse, planning & development, environment (eg flood risks) and community info (eg doctors, hospitals, schools) please visit:

<https://secure.harrogate.gov.uk/inmyarea/Property/?uprn=100050405651>

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