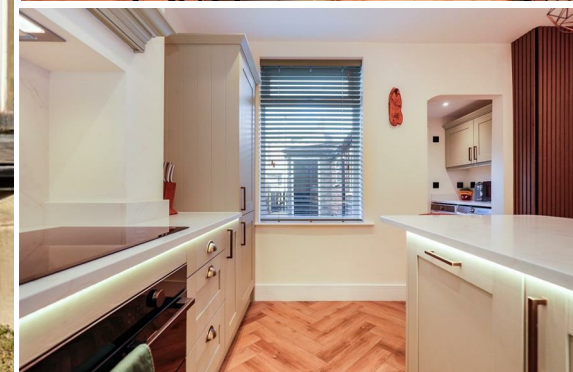




Regent Avenue, Harrogate, HG1 4BD

- Fully renovated throughout to an exceptional show-home standard with premium modern finishes
- Stylish ground floor with herringbone flooring
- Upstairs includes new carpets, oak internal doors and built in wardrobes
- Newly fitted utility room with matching cabinetry and quartz worktops
- Early viewing highly recommended
- Brand-new kitchen featuring quartz worktops and a central island with pendant lights
- Luxury bathrooms fitted with electric underfloor heating, marble-effect panels, rainfall showers
- Newly designed office with feature panelling and integrated LED lighting
- Major upgrades including new boiler, full re-plumbing and full re-wiring
- Council Tax Band B



Guide Price £260,000

Regent Avenue, Harrogate, HG1 4BD

DESCRIPTION

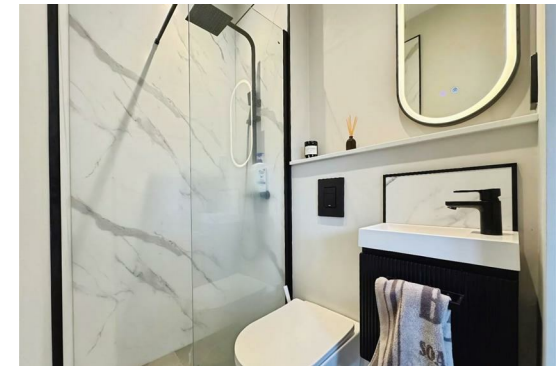
RECENTLY RENOVATED THROUGHOUT. This beautifully renovated home has been transformed to an exceptional show-home standard, offering a fully modernised, move-in-ready lifestyle. Every room has been upgraded with premium finishes including new flooring, doors, lighting, bathrooms, kitchen, and décor, creating a seamless contemporary feel throughout.

The heart of the home is the brand-new kitchen with quartz worktops, grooved LED lighting, integrated appliances, and a central island with pendant lights. Herringbone flooring flows through the ground floor into the spacious living area, where a bespoke media wall with LED lighting and an electric feature fireplace provides a stylish focal point. Fresh plastering and modern finishes enhance the bright, clean aesthetic.

The bathrooms have been completely replaced with luxury suites featuring electric underfloor heating, marble-effect panels, rainfall showers, LED mirrors, wall-hung toilets, black fixtures, and modern vanity units. Upstairs continues the high-quality theme with new carpets, oak internal doors (including a sliding door), LED-lit built-in wardrobes, and a newly finished office with feature panelling and LED lighting. The staircase has also been upgraded with modern LED detailing.

A newly fitted utility room offers matching cabinetry and worktops, wifi-enabled underfloor heating, and space for laundry appliances, with white goods optional. Practical upgrades include a new boiler, full re-plumbing and re-wiring, additional sockets, LED lighting throughout, a whole-house water filtration system, and 10mm cabling to the garage ready for an EV charger.

The loft has been improved with insulation, boarding, cleaning, and a repositioned hatch, while exterior works such as pointing, roofing touch-ups, and new lighting enhance the home's presentation. Smart switches and wifi-enabled lighting operate throughout for added convenience.



EPC

Energy rating D

This property produces 2.2 tonnes of CO2

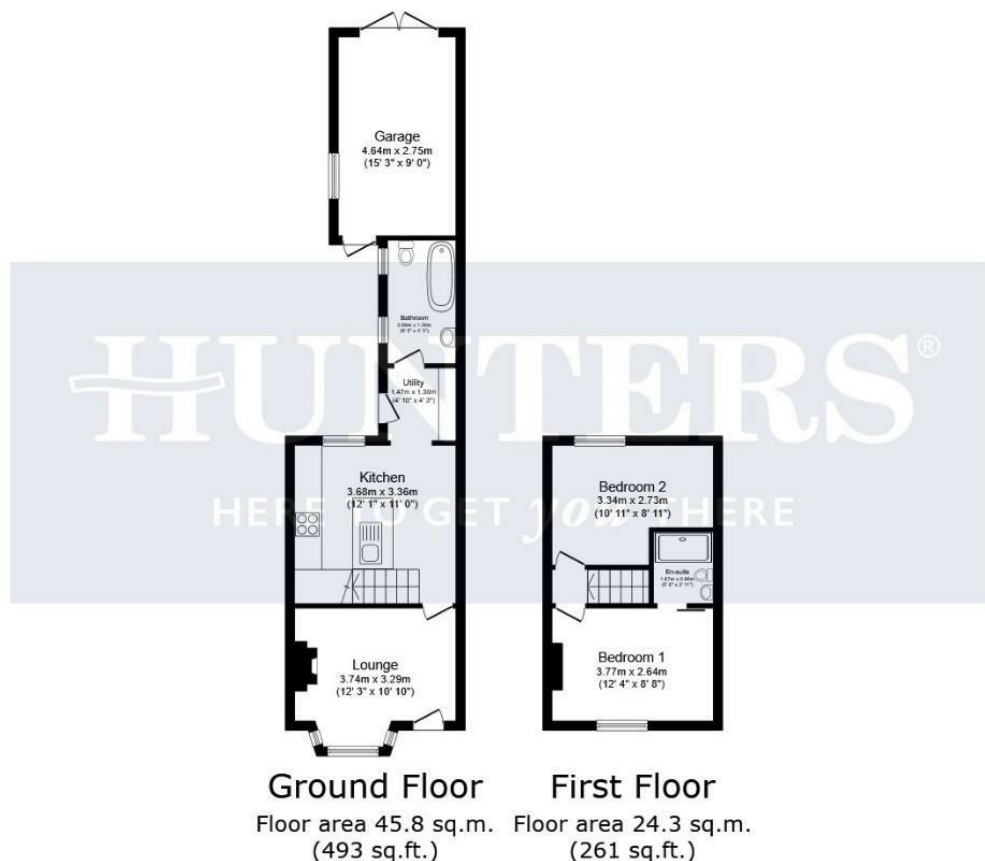
Material Information - Harrogate

Tenure Type: Freehold

Council Tax Banding: B



25, Regent Avenue, Harrogate, HG1 4BD, GB



Total floor area: 70.1 sq.m. (754 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Viewings

Please contact harrogate@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

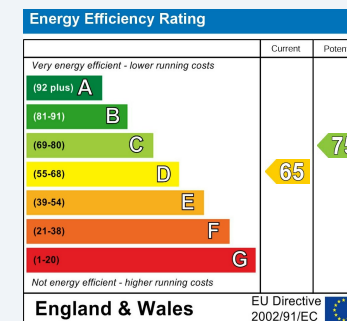
For a valuation of your property, please email the team with your property details, contact information and the times you are available.



Regents House, 13-15 Albert Street, Harrogate, HG1 1JX
Tel: 01423 536222 Email: harrogate@hunters.com <https://www.hunters.com>

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.

