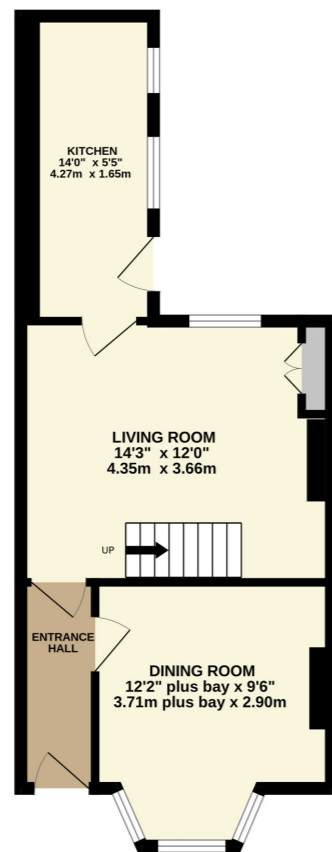
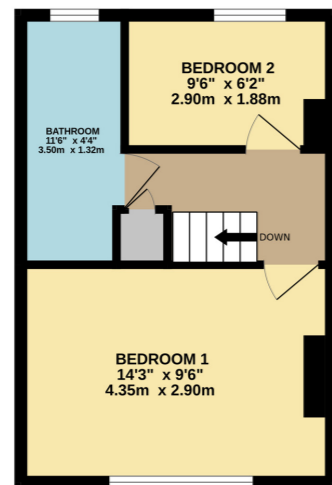


GROUND FLOOR
392 sq.ft. (36.4 sq.m.) approx.



1ST FLOOR
300 sq.ft. (27.9 sq.m.) approx.



TOTAL FLOOR AREA : 692 sq.ft. (64.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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9 Albert Street, Harrogate
North Yorkshire HG1 1JX
Sales: 01423 503076
Lettings: 01423 530744

These particulars are given as guidance only and are expressly excluded from any contract. They give no warranty as to the condition or description and any recipient must satisfy himself on all matters stated herein. The property is offered subject to contract and to its being unsold and unlet. Appointments for viewing and contract of all negotiations shall be through Nicholls Tyreman Estate Agent.



25 REGENT TERRACE
HARROGATE

£250,000
CHAIN FREE

A beautifully presented, stone built terrace property, located in this quiet cul-de-sac close to the Harrogate town centre.

The property truly requires an internal inspection to appreciate the immaculately presented, newly decorated accommodation that has the benefit of double glazing and central heating.

The accommodation comprises: Entrance hall, good sized dining room with bay window and cast-iron fire surround, dining room with wood burning stove, staircase to the first floor and door leading to a fitted kitchen with integrated appliances including oven, hob and extractor, fridge freezer and space and plumbing for washing machine. A further door leads to the rear courtyard. To the first floor is a landing with access to the loft and a useful shelved cupboard, two bedrooms and a fully tiled bathroom with panelled bath having shower over, low flush wc and wash hand basin.

To the front of the property is a forecourt and to the rear of the property is an enclosed flagged courtyard with timber boundary fencing and gate to the rear access road.

2 Bedrooms

2 Reception Rooms

1 Bathroom

Council Tax: B

Energy Rating: TBC

Tenure: Freehold



DIRECTIONS - HG1 4BL

From Harrogate take Bower Road. At the roundabout take the first exit onto Dragon Parade and continue to the end of the road. Cross straight over Skipton Road into Regent Terrace.

APPROXIMATE DISTANCES

Town Centre	1,000 metres
Railway Station	950 metres
Bus Route	600 metres
Airport	12.3 miles