

**17 REGENT TERRACE  
HARROGATE  
HG1 4BL**





## 17 REGENT TERRACE | HARROGATE | HG1 4BL

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

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Living Room | Dining Room | Kitchen | Shower Room

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Two Bedrooms | House Bathroom

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Rear Courtyard Garden

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Council Tax: B | Energy Rating: TBC | Tenure: Freehold

Agents Note: The property has been re-decorated internally and externally, along with new carpets fitted in Summer 2024.

# £220,000

**CHAIN FREE**







**The property has double glazing and central heating throughout also benefitting from a new boiler installation in August 2024.**

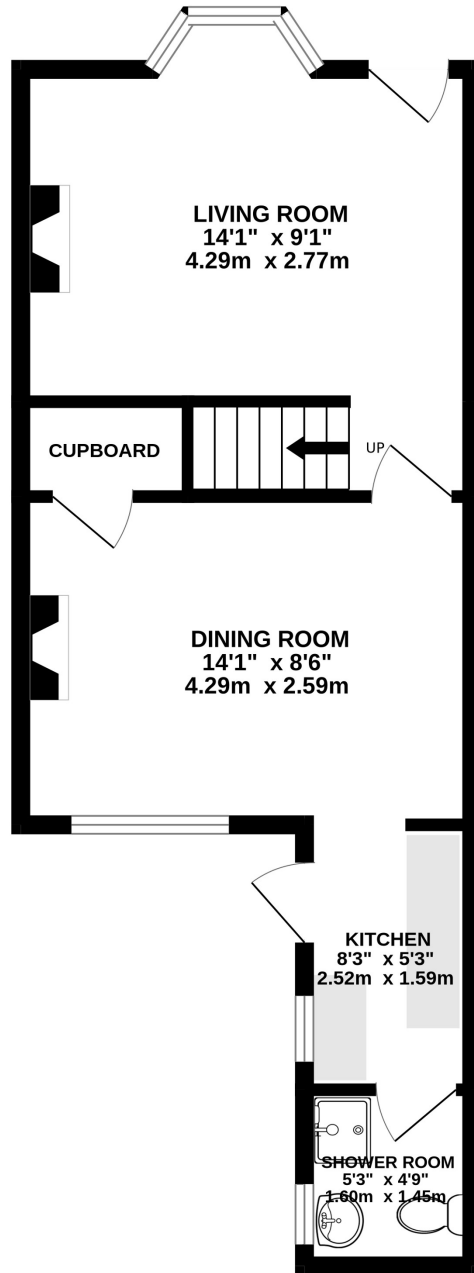
The accommodation briefly comprises; good sized living room with bay window, spacious dining room with large understairs cupboard and doorway leading to a fitted kitchen with integrated appliances. A further door leads to the shower room with toilet and wash basin. To the first floor is two double bedrooms both with built in cupboard space.

Externally the property benefits from a courtyard to the rear with an area laid to lawn and rear access.

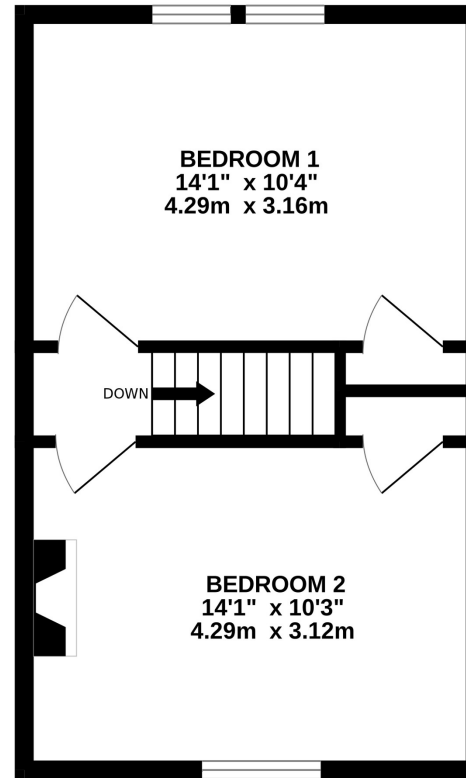




GROUND FLOOR  
402 sq.ft. (37.4 sq.m.) approx.



1ST FLOOR  
327 sq.ft. (30.4 sq.m.) approx.







9 Albert Street, Harrogate  
North Yorkshire HG1 1JX  
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