

35 REGENT TERRACE
HARROGATE
HG1 4BL



NICHOLLS
TYREMAN

35 REGENT TERRACE | HARROGATE | HG1 4BL

A beautifully presented and recently fully modernised stone built, inner terrace property, located at the head of this quiet cul-de-sac,
close to Harrogate town centre.

Entrance Hall | Living Room | Kitchen | Utility/Cloakroom

Two Bedrooms | House Bathroom

Courtyard Garden | Garage

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

£257,500





The property has undergone a complete upgrade throughout, including a new boiler, and truly requires an internal inspection to appreciate the high quality fixtures and fittings and innovative ground floor layout.

The accommodation comprises: A good size living room with a double glazed bay window, beautifully appointed breakfast kitchen with a range of wall mounted cupboards, base units and drawers, a large central island with breakfast bar and integrated appliances including fridge freezer, dishwasher, oven and induction hob with extractor fan. The sitting/dining area leads to the utility room/cloakroom with wash basin, wc and space for washing machine and tumble dryer. Double glazed doors open onto the rear courtyard.

To the first floor are two double bedrooms and a house bathroom, with connecting doors to both bedrooms.

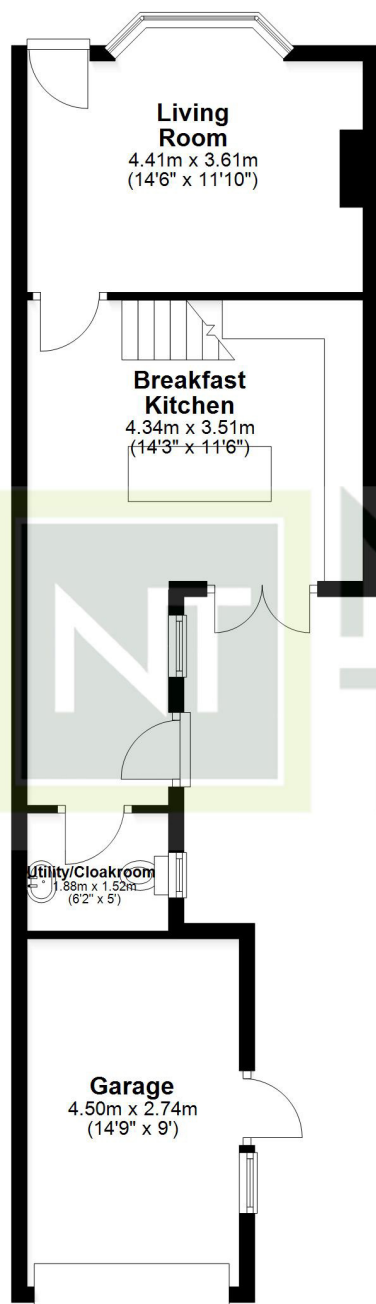
To the front of the property is a small forecourt garden with planted borders.

There is an enclosed rear courtyard with flowering borders, timber boundary fencing, an attached garage and a gate leading to the rear access road.



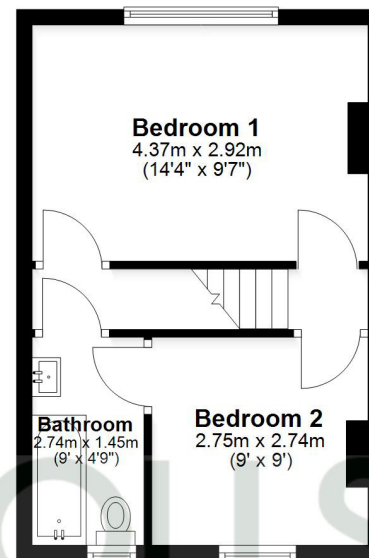
Ground Floor

Approx. 45.2 sq. metres (486.8 sq. feet)



First Floor

Approx. 28.6 sq. metres (308.1 sq. feet)



Total area: approx. 73.9 sq. metres (794.9 sq. feet)

This plan is for illustrative purposes only and is not to scale.
All measurements are approximate
Plan produced using PlanUp.



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