



22 Regent Avenue, HARROGATE

£220,000 Freehold

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A beautifully presented two-bedroom stone-fronted terraced home with an enclosed rear courtyard garden, ideally situated on a popular residential street just a short walk from Harrogate town centre. Offering an excellent blend of character and modern finishes, this attractive home is ideal for first-time buyers, professionals or investors.

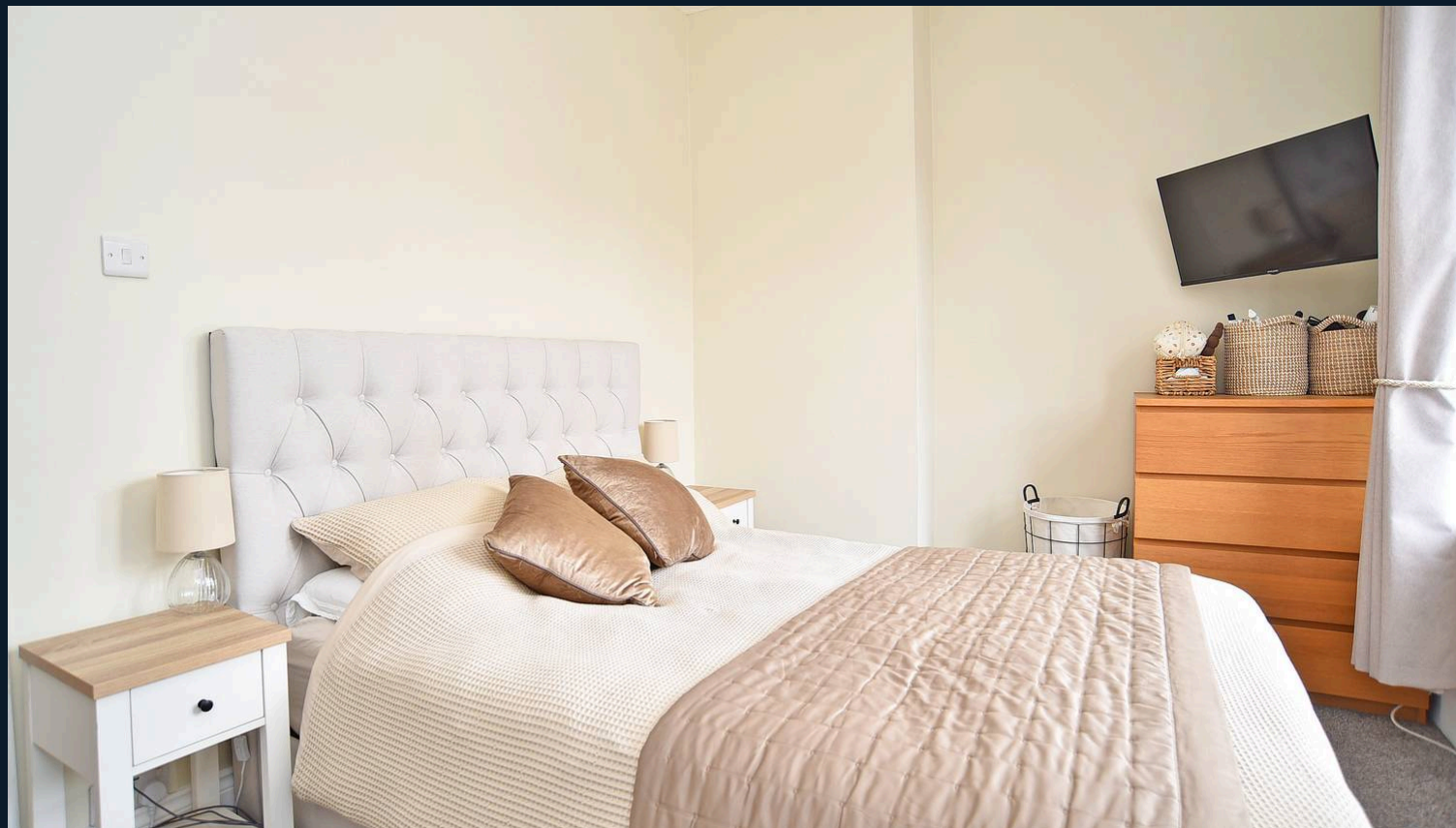
A nearby parade of shops caters for everyday needs, while the town centre offers an excellent range of independent shops, cafés, restaurants, supermarkets and leisure facilities. Harrogate railway station is also within easy reach, providing regular services to Leeds and York, making the property well placed for commuters.

Council Tax Band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

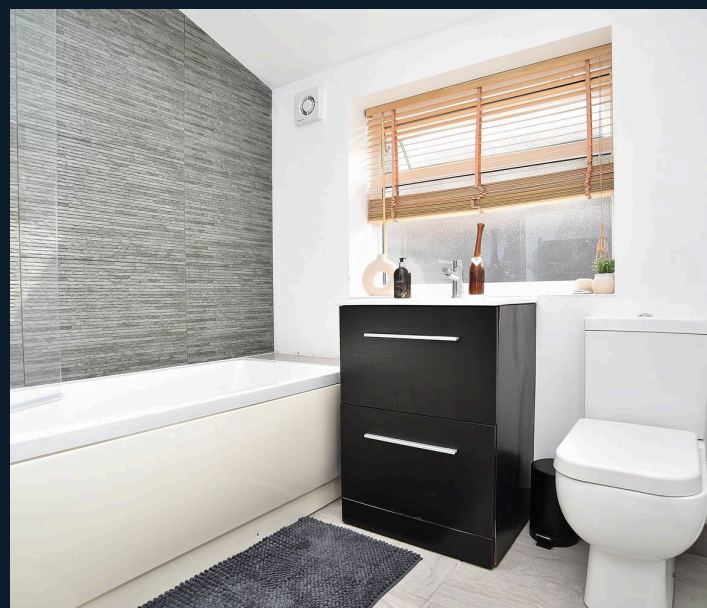


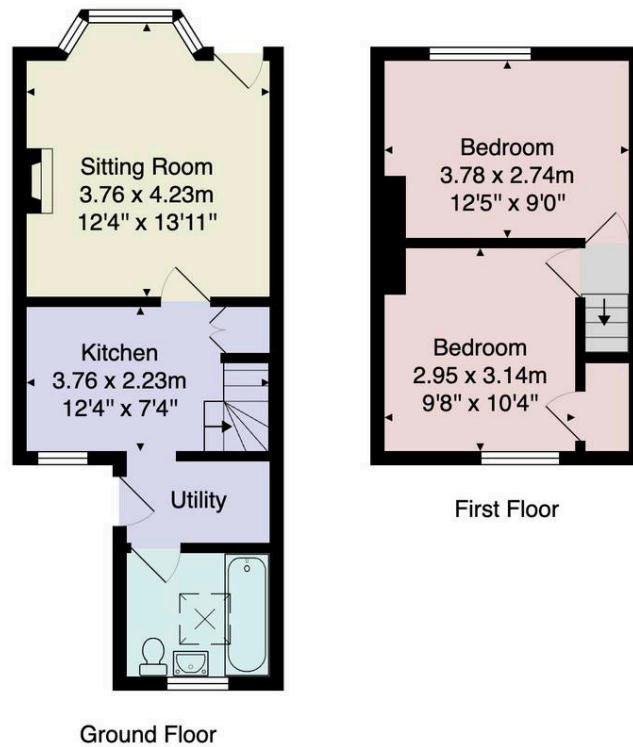
The accommodation opens into a beautifully presented sitting room centred around an attractive exposed brick fireplace with a recessed wood-burning stove, creating a superb focal point. A bay window to the front incorporates a bespoke fitted window seat with useful storage, while fitted alcove shelving and recessed ceiling spotlights enhance the room.

The Shaker-style kitchen is fitted with a range of wall and base units complemented by contrasting work surfaces, metro-tiled splashbacks, an integrated electric oven, four-ring gas hob and extractor hood. Useful understairs storage adds practicality, while beyond the kitchen is a separate utility area providing space and plumbing for a washing machine and a tall fridge/freezer, with a door leading directly to the rear courtyard. The ground floor is completed by a stylish bathroom fitted with a contemporary white suite comprising a bath with shower over, vanity wash basin, WC and chrome heated towel rail.

To the first floor are two generous double bedrooms. The principal bedroom overlooks the front of the property, while the second bedroom enjoys a rear aspect and is currently arranged as a home office, demonstrating its versatility.

Outside, the property benefits from an attractive enclosed rear courtyard garden, attractively paved to create a low-maintenance outdoor space ideal for relaxing or entertaining.





Total Area: 54.2 m² ... 584 ft²

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.

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