



37 Regent Avenue, Harrogate

£195,000



**YOUR AWARD
WINNING AGENT**

#DARINGTOBEDIFFERENT



A well-presented two-bedroom mid-terrace property situated in an extremely convenient location close to a wide range of local amenities including shops, restaurants and public houses and within easy walking distance of Harrogate town centre. The property offers spacious accommodation throughout, together with an attractive courtyard garden, making it an ideal first-time purchase, investment property or home for those looking to enjoy the convenience of town centre living.

The accommodation includes a bay-fronted living room, spacious dining kitchen, two double bedrooms and a modern shower room, together with an attractive courtyard garden to the rear.



GROUND FLOOR

The living room is a welcoming reception space with bay window to the front elevation, attractive brick fireplace and useful built-in storage cupboard. The dining kitchen provides ample space for both cooking and dining and is fitted with a range of matching wall and base units with work surfaces and inset sink. There is space for a gas cooker and fridge freezer, together with slate flooring and a window overlooking the rear courtyard. To the rear of the property is a useful utility area providing additional storage and plumbing for a washing machine, together with access to the rear garden. The modern shower room is fitted with a WC, washbasin and large walk-in shower, complemented by fully tiled walls and floor and a heated towel rail.



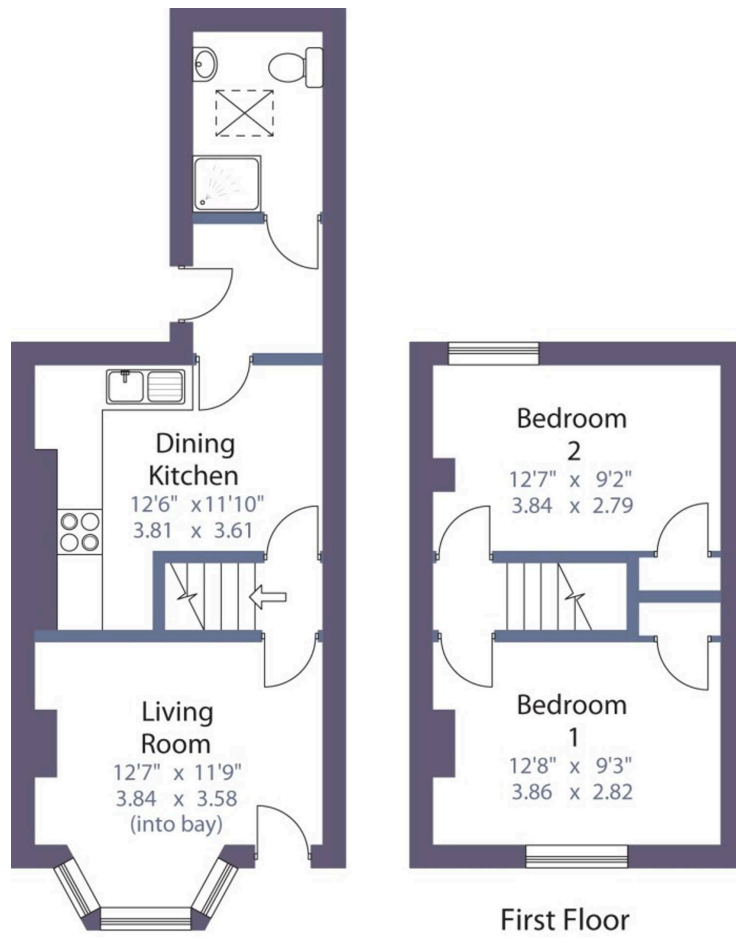
FIRST FLOOR

There are two good-sized double bedrooms on the first floor, both benefiting from fitted wardrobes.

OUTSIDE

To the front of the property there is a small forecourt garden. To the rear is a pleasant enclosed courtyard garden with paved seating area. A gate provides access to the rear service lane.





Ground Floor

First Floor

Approx Gross Floor Area = 641.8 Sq. Feet
 = 59.6 Sq. Metres

