



## 15 Regent Avenue, HARROGATE

£215,000 Freehold



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A well presented two-bedroom, stone-built terraced home with an enclosed courtyard garden, ideally situated on a popular residential street close to excellent local amenities. The property is within easy reach of a parade of shops and is just a short walk from Harrogate town centre.

Externally, an enclosed rear courtyard garden is designed for low maintenance, being mainly gravelled with fenced and walled boundaries that provide a good degree of privacy.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



The accommodation comprises a bright and welcoming sitting room featuring a stylish fireplace with wooden mantle and inset gas fire, along with useful built-in shelving. To the rear is a well-proportioned dining room with an attractive exposed brick fireplace recess and staircase leading to the first floor, providing a lovely space for both everyday dining and entertaining. The modern galley kitchen is fitted with a range of contemporary wall and base units complemented by solid wood work surfaces and recessed ceiling spotlights. There is an integrated hob and oven with extractor over, space and plumbing for additional appliances, and direct access to the rear courtyard.

To the first floor are two well-proportioned bedrooms. The principal bedroom is a generous double with ample space for wardrobes and furnishings, while the second bedroom is ideal as a guest room, nursery or home office. The house bathroom is fitted with a modern white suite comprising a panelled bath with shower over and glazed screen, wash hand basin and low-level WC, complemented by stylish tiling and a frosted window providing natural light and ventilation.



