



47 Regent Avenue 100% Share, Harrogate

£210,000 Leasehold 100% Share



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#DARINGTOBEDIFFERENT



A well-presented two-bedroom mid-terrace house in a popular and convenient location close to the Stray, Harrogate town centre and local amenities.

The property provides modern and practical accommodation including a dining kitchen, sitting room, utility area, ground floor bathroom and two bedrooms, together with a private low-maintenance rear garden.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:



GROUND FLOOR

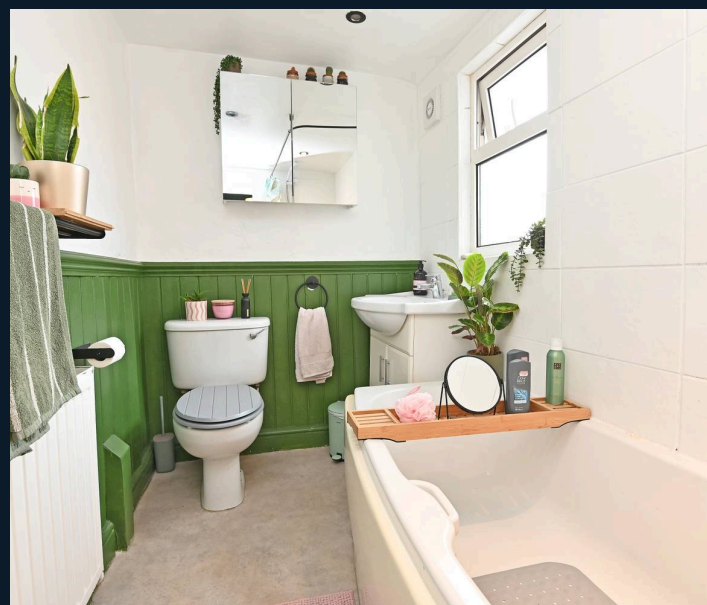
The dining kitchen is fitted with a modern range of wall and base units and provides space for a dining table and chairs. Integrated appliances including gas hob, integrated oven with space for a fridge / freezer. The sitting room is a comfortable reception space with bay window. There is also a useful utility area providing additional practical space with plumbing for a washing machine. The ground-floor accommodation is completed by a bathroom fitted with a modern white suite with bath and shower above.

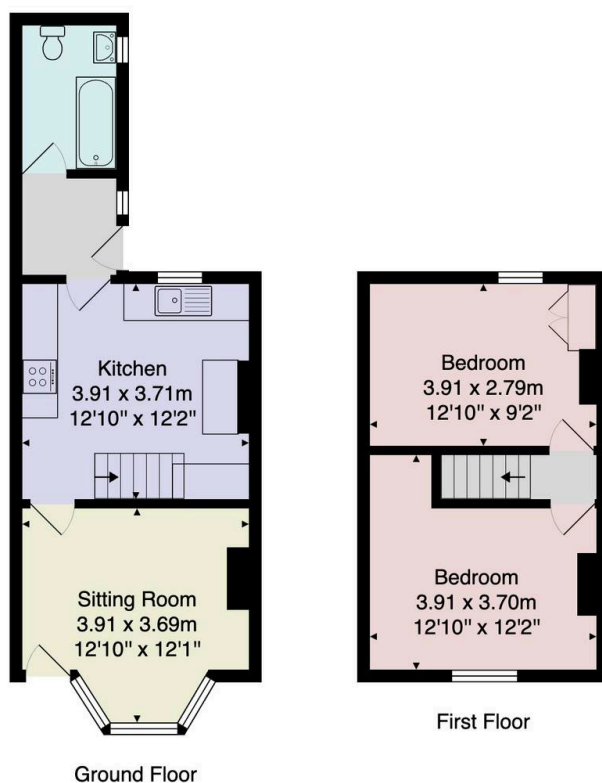
FIRST FLOOR

There are two good sized bedrooms on the first floor, providing comfortable accommodation for a couple, small family or those requiring a home office or guest room.

OUTSIDE

To the rear of the property is a private, low-maintenance garden providing a pleasant outdoor sitting area.





Total Area: 60.8 m² ... 654 ft²

All measurements are approximate and for display purposes only.

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