



22 Regent Terrace, Harrogate, North Yorkshire, HG1 4BL

**£200,000**



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A charming two-bedroom stone-built terraced property with an attractive enclosed courtyard garden, offering generous and flexible accommodation throughout.

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Regent Terrace is a popular and established residential street, conveniently located close to excellent local amenities including a parade of shops, and within easy walking distance of Harrogate town centre.





The property opens into a bright and welcoming sitting room, featuring a large front-facing bay window that allows plenty of natural light. Well-proportioned and neutrally decorated, the room provides comfortable living space with a recessed feature fireplace adding character.

To the rear is a spacious dining reception, offering an ideal space for everyday dining and entertaining. The room benefits from wood-effect flooring, useful under-stairs storage and a practical layout with a natural flow through to the kitchen.

The kitchen is fitted with a modern range of units with contrasting work surfaces and tiled splashbacks and is arranged in a practical galley style with excellent workspace and natural light from multiple windows. The kitchen leads through to a useful utility area, providing additional storage and appliance space, with access to the ground-floor bathroom.

The ground-floor bathroom is fitted with a modern white suite comprising a panelled bath with shower over, pedestal wash basin and low-flush WC. Finished with contemporary wall panels and complementary flooring, the room benefits from natural light via a frosted window.

To the first floor there are two well-proportioned double bedrooms, both light and neutrally decorated, offering comfortable and flexible sleeping accommodation with space for bedroom furniture.

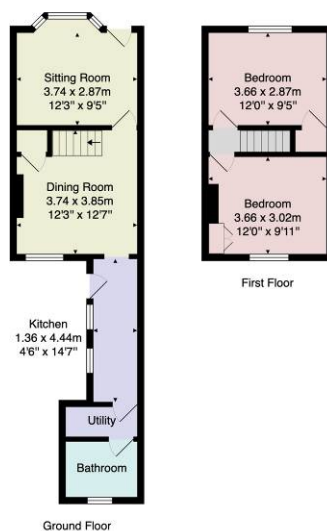
## OUTSIDE

Externally, the property enjoys an attractive enclosed courtyard garden to the rear, designed for low maintenance and providing a private outdoor seating area. The space is paved for ease of use and benefits from gated access to the rear.

**Tenure** - Freehold

**Council Tax Band** - B





Total Area: 64.3 m<sup>2</sup> ... 692 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only.  
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