

2 REGINALD VILLAS  
NORTH RIGTON  
LS17 0BY



**NICHOLLS  
TYREMAN**

## 2 REGINALD VILLAS | NORTH RIGTON | LS17 0BY

A beautifully presented semi-detached property situated in this extremely convenient location on the edge of the village of Huby, to the favoured south side of Harrogate, within easy reach of the local rail link for commuting to Leeds, Harrogate and York

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Entrance Vestibule | Entrance Hall | Living Room | Living/Dining/Kitchen | Utility Room | Study | Cloakroom/wc

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Three Bedrooms | House Shower Room

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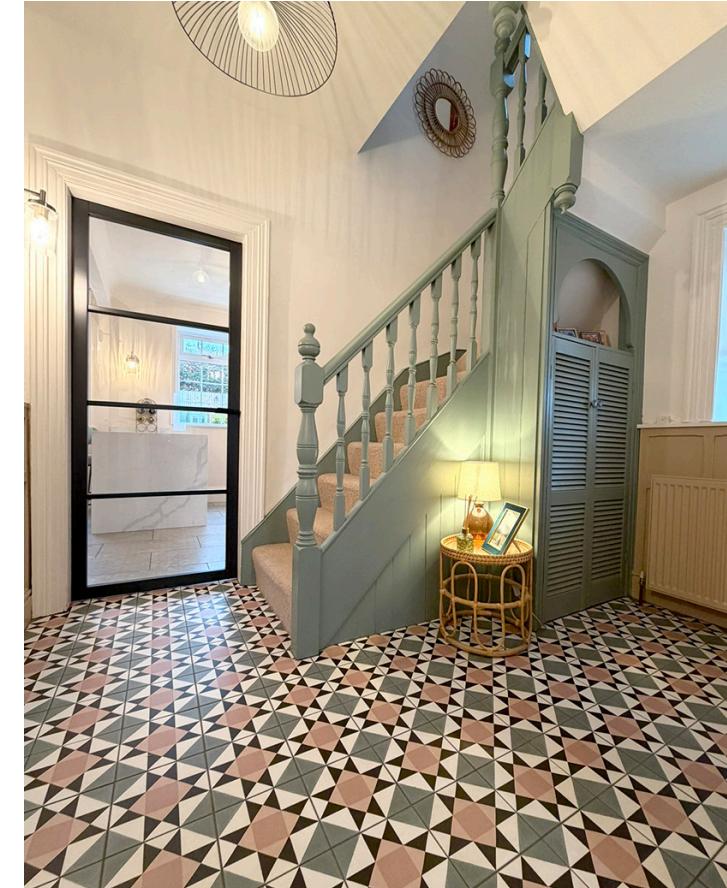
Gardens | Driveway

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Council Tax: E | Energy Rating: G | Tenure: Freehold

£500,000





**The property has been tastefully modernised and truly requires an internal inspection to appreciate the high quality fixtures and fittings throughout.**

The beautifully decorated accommodation has the benefit of double glazing and central heating and comprises: A lovely tiled entrance vestibule, inner hallway with ground floor cloakroom and staircase to the first floor, spacious living room with wood burning stove, large living/dining/kitchen with well appointed units, integrated appliances and peninsular breakfast bar, utility room and ground floor study.

To the first floor are three double bedrooms, the main bedroom having a standalone bath and views across open countryside, and a house shower room with large shower cubicle.

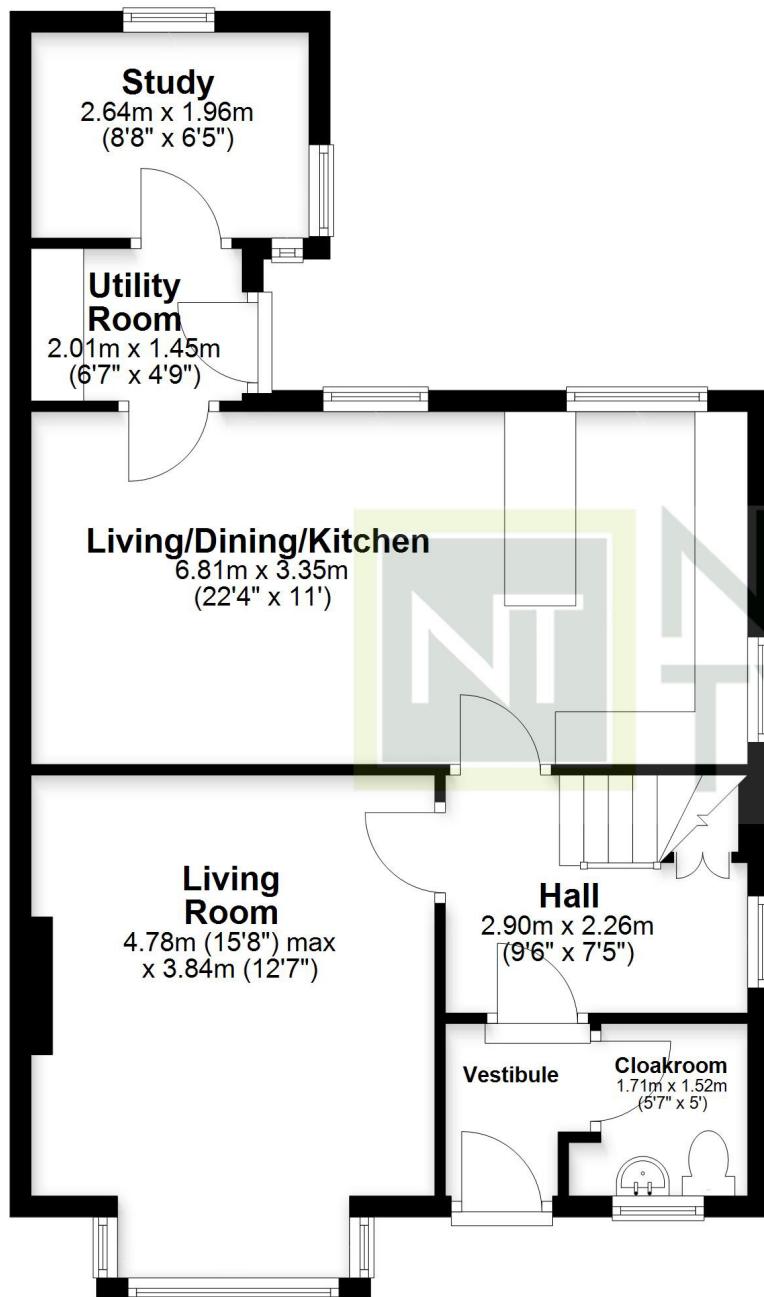
To the front of the property is an enclosed block paved driveway with parking and useful turning area, timber boundary fencing and flowering borders. A wooden pagoda leads to the front door.

To the side of the property is block paved pathway with wooden gates leading to the rear where there is a flagged patio, gravel walkway to useful garden store, lawned gardens with second patio, timber boundary fencing and flowering borders.

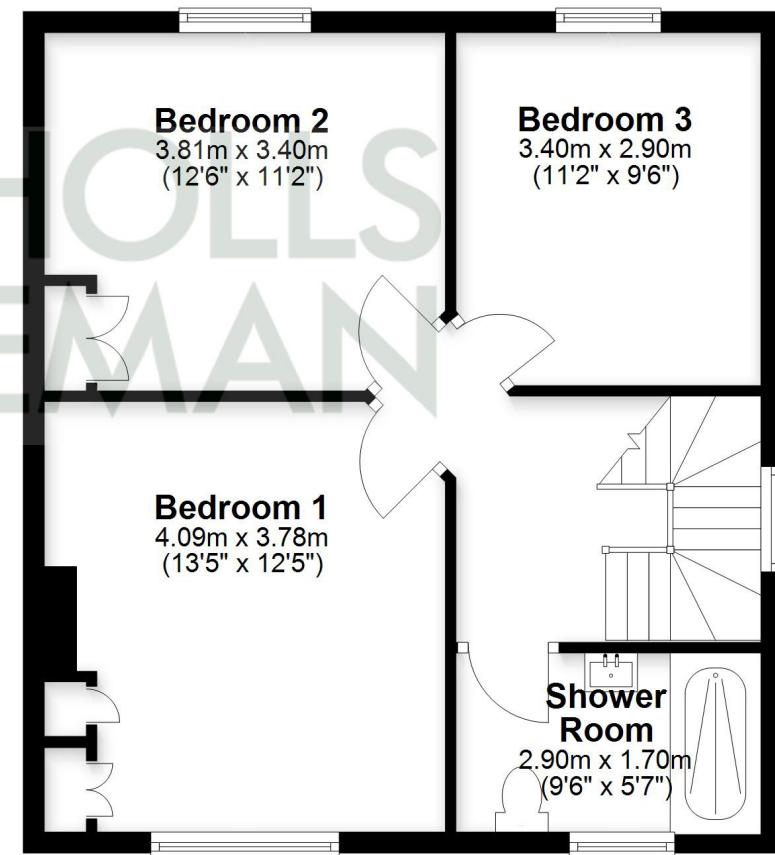




## Ground Floor



## First Floor



Total area: approx. 116.0 sq. metres (1248.5 sq. feet)

This plan is for illustrative purposes only and is not to scale.

All measurements are approximate

Plan produced using PlanUp.



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