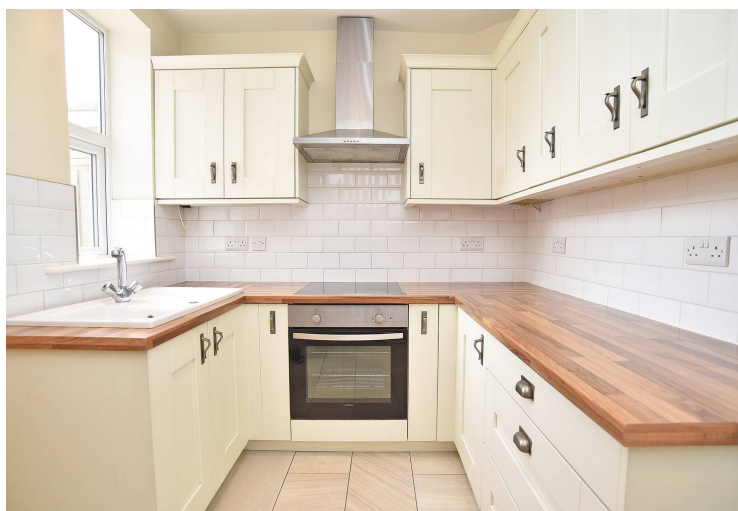




**97 Regent Avenue, Harrogate**

**£200,000 Guide Price**

**VERITY  
FREARSON**

**YOUR AWARD  
WINNING AGENT**  
**#DARINGTOBEDIFFERENT**



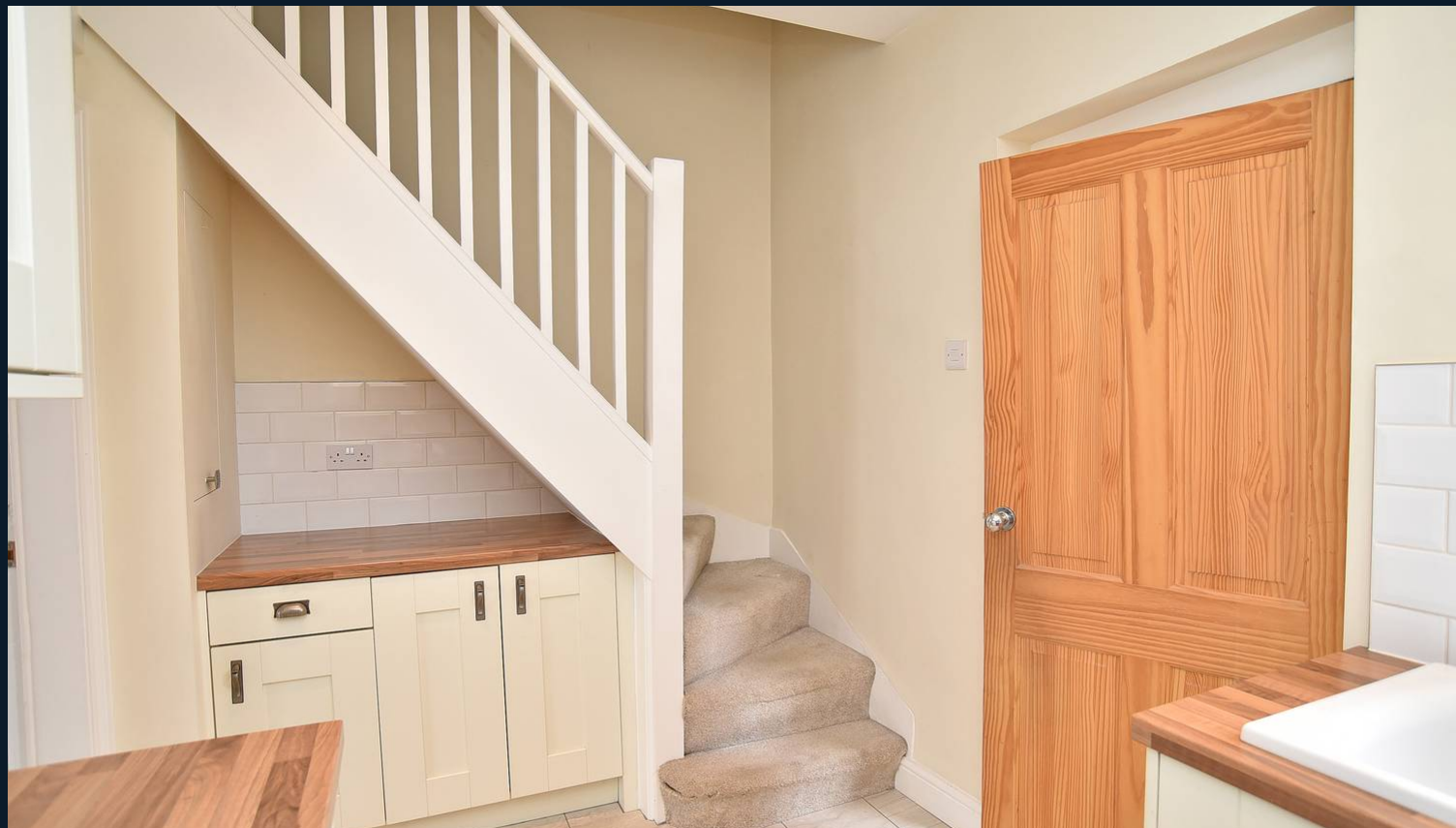
**A well-presented two-bedroom stone-built mid-terrace home with an enclosed rear courtyard garden, ideally situated in this highly convenient location, within easy walking distance of Harrogate town centre and close to an excellent range of local amenities.**

Outside, the property has an attractive stone frontage set behind a traditional forecourt. To the rear is an enclosed, low-maintenance courtyard garden providing a private outdoor seating area, together with a useful timber garden shed and gated rear access.

A superb opportunity to purchase a characterful and well-presented home in a sought-after and convenient Harrogate location.

Council Tax band: B

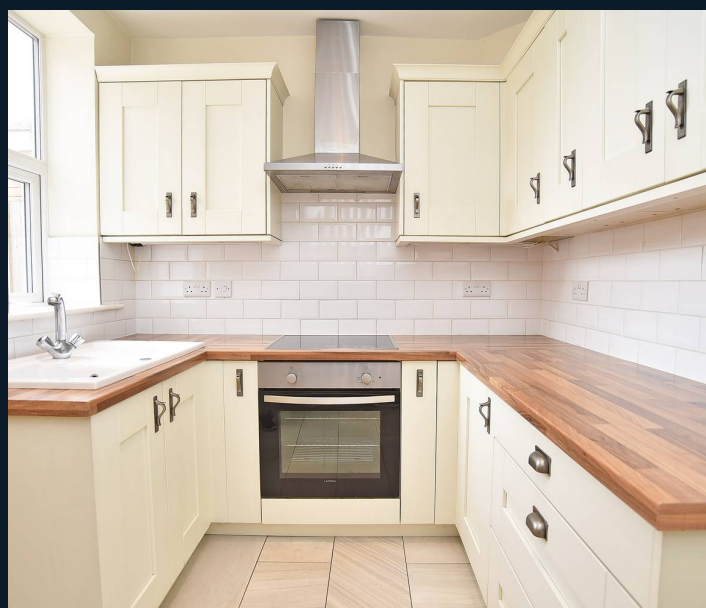
Tenure: Freehold

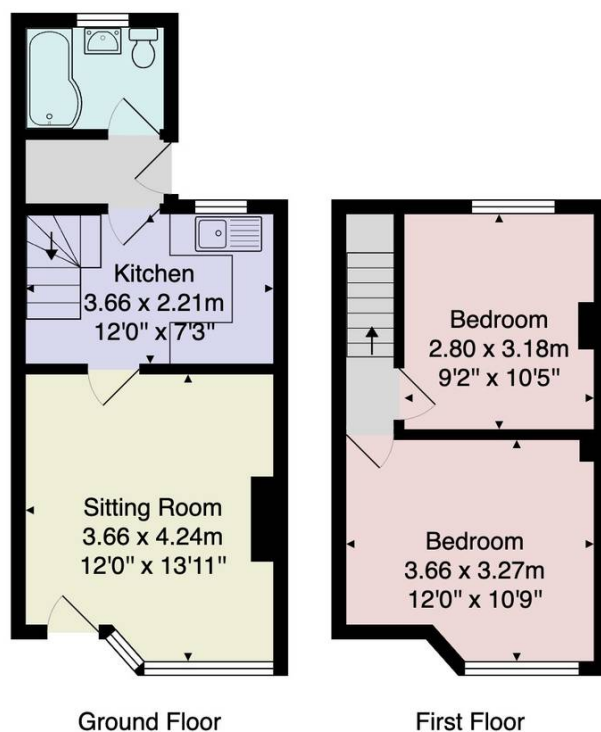


This attractive stone-built mid-terrace property has been well maintained and benefits from a recently replaced roof, making it an ideal purchase for first-time buyers, professionals or investors. Offering well-presented accommodation throughout, the property combines character features with modern fittings and is conveniently located within easy reach of Harrogate town centre, local shops, cafés, supermarkets and excellent transport links.

The accommodation opens into a welcoming sitting room featuring an impressive exposed brick chimney breast with recessed fireplace and multi-fuel stove, creating an attractive focal point. To the rear is a modern fitted Shaker-style kitchen with integrated electric oven, induction hob and extractor hood, together with useful understairs storage. Beyond the kitchen is a practical utility room with space and plumbing for appliances, leading through to a contemporary house bathroom fitted with a modern white suite comprising a P-shaped bath with shower over, vanity wash basin and WC.

To the first floor are two generous double bedrooms. The principal bedroom enjoys a large front-facing window and attractive period-style decorative fireplace, whilst the second bedroom overlooks the rear and benefits from useful built-in storage.





Ground Floor

First Floor

Total Area: 52.4 m<sup>2</sup> ... 564 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.

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