



## 15 Regent Street, Harrogate

£225,000 Guide Price



**YOUR AWARD  
WINNING AGENT**

**#DARINGTOBEDIFFERENT**



A charming two-bedroom, stone-fronted mid-terrace house offering spacious and well-presented accommodation, with the added benefit of a useful cellar. Situated in a popular and convenient location close to Harrogate town centre, the property provides easy access to an excellent range of shops, restaurants, amenities and transport links.

Externally, the property benefits from an enclosed rear garden, providing a private outdoor space ideal for relaxing and entertaining.

This attractive home combines character features with practical modern living and is likely to appeal to first-time buyers, investors and those seeking a conveniently located home close to the heart of Harrogate.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D



The accommodation opens into a welcoming bay-fronted sitting room, featuring a decorative cast-iron fireplace and useful fitted alcove storage, creating an attractive and comfortable living space. To the rear is a spacious dining kitchen fitted with a range of modern shaker-style wall and base units with complementary work surfaces, integrated oven and gas hob, and ample space for a dining table. Beyond the kitchen is a useful utility area together with a ground-floor WC and access to the rear garden.

To the first floor are two good-sized bedrooms, including a generous principal bedroom and a well-proportioned second bedroom, ideal as a guest room, nursery or home office. The stylish house bathroom is fitted with a modern white suite comprising a panelled bath with shower over and glazed screen, wash hand basin and WC, complemented by contemporary tiling and a heated chrome towel rail.

A useful cellar provides excellent storage space and offers potential for further conversion, subject to the necessary consents.



