



78 Regent Avenue, Harrogate, North Yorkshire, HG1 4BJ

£175,000

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A stone-fronted two-bedroom town house situated in a very convenient and popular position.

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This superb home is offered for sale with no chain and will appeal to a range of buyers, including professional couples, first-time buyers and the investment market.

Regent Avenue is situated just off Skipton Road, close to a range of local amenities and walking distance of Harrogate town centre.





## **GROUND FLOOR**

### **LIVING ROOM**

With large bay window, pine feature fireplace and central heating radiator

### **DINING ROOM**

With built-in storage, French doors leading to the rear courtyard garden and central heating radiator.

### **KITCHEN**

Modern kitchen with a range of cream Shaker-style wall and base units. Integrated electric oven and gas hob with extractor hood above.

## **FIRST FLOOR**

### **BEDROOM 1**

A double bedroom with built-in wardrobe and central heating radiator.

### **BEDROOM 2**

A further double bedroom with central heating radiator.

### **BATHROOM**

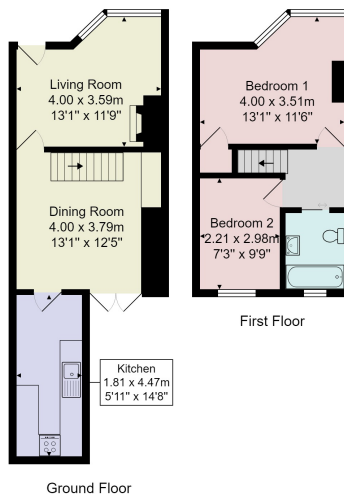
Modern bathroom with travertine tiling. White suite comprising low-flush WC, pedestal washbasin and bath.

**Tenure** - Freehold

**Council Tax Band** - B







Total Area: 65.0 m<sup>2</sup> ... 700 ft<sup>2</sup>

All measurements are approximate and for display purposes only.  
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