

**VERITY
FREARSON**

THE HARROGATE ESTATE AGENT

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26 Regent Avenue, Harrogate, North Yorkshire, HG1 4BD

£189,950

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THE HOME OF PROPERTY
• SINCE •
1921

26 Regent Avenue, Harrogate, North Yorkshire, HG1 4BD

A well-presented two-bedroom middle-of-terrace stone-fronted property with courtyard garden, situated in this fashionable and convenient position within walking distance of Harrogate town centre.

The property has undergone a full modernisation and refurbishment programme in recent years to include a new heating system and electrics and provides well-proportioned accommodation, which comprises a sitting room, modern kitchen and a downstairs bathroom. On the first floor there are two double bedrooms with fitted wardrobes. To the rear of the property there is an enclosed paved courtyard garden.

The property is situated in a most convenient location with a range of excellent local amenities on the doorstep and within easy walking distance of Harrogate town centre. Offered for sale with no onward chain.





GROUND FLOOR

SITTING ROOM

A reception room with bay window.

KITCHEN

With a range of modern fitted wall and base units with electric hob, integrated oven and space for appliances.

BATHROOM

A white suite comprising WC, washbasin, and bath with shower above.

FIRST FLOOR

BEDROOMS

There are two good-sized bedrooms, each with fitted wardrobes.

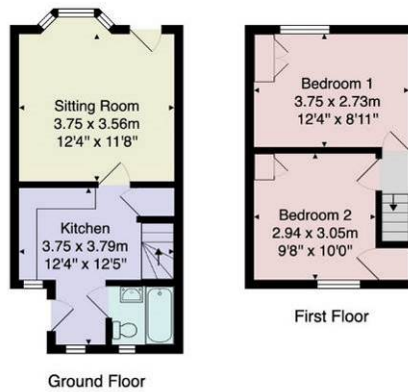
OUTSIDE

To the rear of the property there is an enclosed paved courtyard garden enjoying a sunny south-facing aspect.

Tenure - Freehold

Council Tax Band - B





Total Area: 49.5 m² ... 533 ft²

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. Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

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