

**VERITY
FREARSON**

THE HARROGATE ESTATE AGENT

verityfearson.co.uk



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

£179,950

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

THE HOME OF PROPERTY
• SINCE •
1921

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

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

The well-presented accommodation comprises a sitting room, dining room, kitchen and downstairs bathroom. On the first floor there are two double bedrooms with fitted cupboards. To the rear of the property there is a small enclosed courtyard garden and a garage.

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 feature fireplace and living-flame gas fire.

DINING ROOM

A further reception room with under-stairs cupboard.

KITCHEN

With a range of fitted units with electric hob and integrated oven.

BATHROOM

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



FIRST FLOOR

BEDROOMS

There are two good-sized bedrooms on the first floor.

OUTSIDE

There is a small enclosed garden to the rear and a single garage.

Tenure - Freehold

Council Tax Band - B





Total Area: 66.2 m² ... 712 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.
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Verity Frearson

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For all enquiries contact us on:

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Energy Efficiency Rating		Current	Potential
<small>Very Energy Efficient - lower running costs</small>			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E	58	
(21-38)	F		
(1-20)	G		
<small>Not Energy Efficient - higher running costs</small>			
England & Wales			
			EU Directive 2002/91/EC
<small>www.epc4u.com</small>			