



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

£185,000

Guide Price

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A well-presented two-bedroom stone-built mid-terrace house forming part of an attractive period row and enjoying a charming, enclosed courtyard garden to the rear.

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.





The property benefits from gas central heating and offers well-appointed accommodation comprising, a welcoming sitting room featuring a bay window to the front and a fireplace with inset living-flame gas fire. The kitchen is fitted with a range of wall and base units with complementary work surfaces incorporating an inset stainless-steel sink, together with a built-in double oven and four-ring gas hob. There is plumbing for a washing machine and dishwasher, as well as an integrated dishwasher. A rear entrance hall provides a useful storage cupboard and access to the rear courtyard. The house bathroom is fitted with a modern white suite comprising a low-flush WC, pedestal washbasin, and bath with shower above.



To the first floor, there are two double bedrooms.

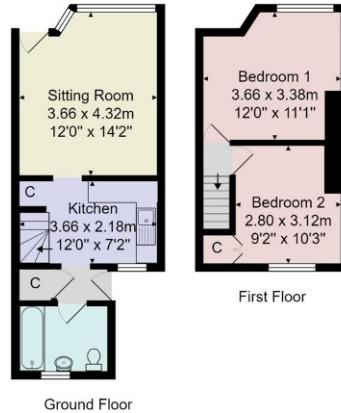
OUTSIDE

Externally, the property features an enclosed rear courtyard garden, which is paved and bordered by perimeter fencing, with an access gate leading out to the rear access road. The attractive stone façade, bay window and slate roof with chimney stacks enhance the property's character and kerb appeal within this established residential setting.

Tenure - Freehold

Council Tax Band - B





Ground Floor

First Floor

Total Area: 53.8 m² ... 579 ft²

All measurements are approximate and for display purposes only.

No liability is accept by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	B6
(81-91)	B	
(70-80)	C	
(55-69)	D	B3
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
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