



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

**£150,000**

Offers Over

# 73 Regent Avenue, Harrogate, North Yorkshire, HG1 4BJ

A two-bedroom stone-built mid-terrace home forming part of an attractive period row, featuring a charming enclosed rear courtyard garden.

Ideally situated in a highly convenient location, the property benefits from a wide range of excellent local amenities on the doorstep and is within easy walking distance of Harrogate town centre.

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## ACCOMMODATION

The house is now in need of modernisation, presenting an excellent opportunity for buyers to update and improve to their own taste and put their own stamp on the property. The accommodation comprises a bright and well-proportioned sitting room with large front-facing window, fitted carpet and useful recessed alcove. The kitchen is fitted with a range of wall and base units with complementary work surfaces and tiled splashbacks, incorporating a stainless-steel sink and space for freestanding appliances, with access to the rear entrance and ground-floor bathroom. The bathroom is fitted with a white suite comprising panelled bath with shower over, wash basin and low-flush WC.

To the first floor there are two double bedrooms, one positioned to the front and the other overlooking the rear, both offering well-proportioned and versatile accommodation.

## OUTSIDE

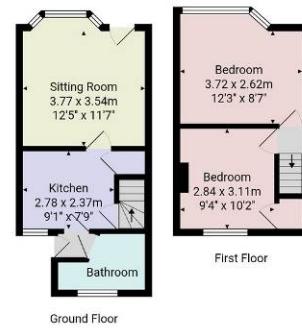
Externally, the property benefits from an enclosed rear courtyard garden with paved surface for ease of maintenance, timber fencing, useful garden shed and gated access.

## AGENTS NOTE

Relatively new uPVC windows throughout the house and modern Worcester Bosch combi boiler.

**Tenure** - Freehold

**Council Tax Band** - B



Total Area: 51.8 m<sup>2</sup> ... 558 ft<sup>2</sup>  
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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| Energy Efficiency Rating                                 |   | Current | Potential               |
|--|---|---------|-------------------------|
| Very energy efficient - lower running costs:<br>(92-100) | A |         | 85                      |
| (89-81)  | B |         |                         |
| (88-80)  | C |         |                         |
| (85-68)  | D | 66      |                         |
| (68-54)  | E |         |                         |
| (53-38)  | F |         |                         |
| (1-29)   | G |         |                         |
| Not energy efficient - higher running costs              |   |         |                         |
| England & Wales  |   |         | EU Directive 2002/61/EC |
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