



104 Regent Avenue, Harrogate

£175,000 Offers Over



**YOUR AWARD
WINNING AGENT**

#DARINGTOBEDIFFERENT



A two-bedroom stone-fronted terraced house with an enclosed courtyard garden, situated in this popular and convenient location within walking distance of Harrogate town centre and the Stray. Offered for sale with no onward chain.

Regent Avenue is well placed for a wide range of local amenities and is within easy walking distance of Harrogate town centre, the Stray and the railway station, making it a convenient choice for first-time buyers, investors or those seeking a home close to the town centre.

Council Tax band: B

Tenure: Freehold

EPC: D

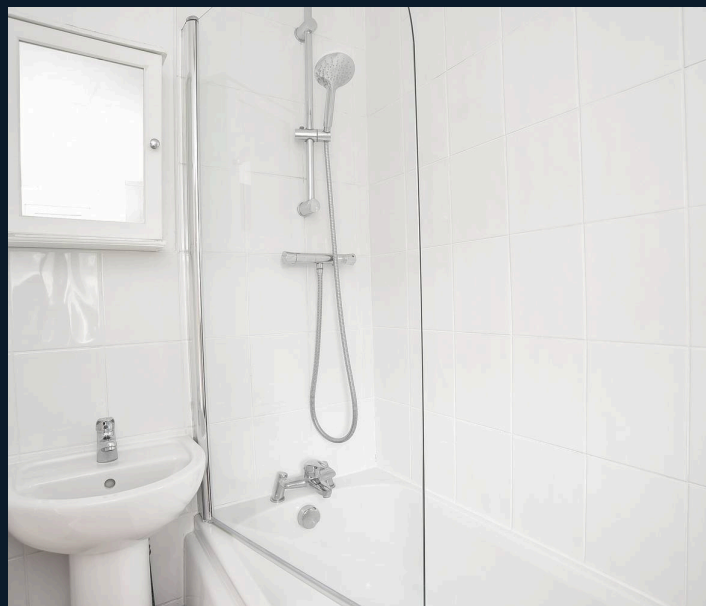


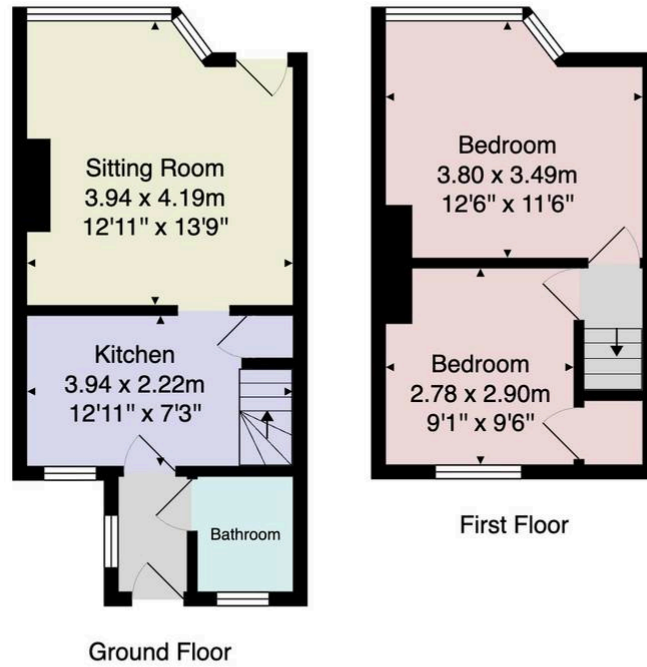
The property provides practical accommodation comprising a bay-fronted sitting room with a feature fireplace, a fitted kitchen with a range of storage units and space for appliances, a useful utility area with access to the rear courtyard, and a ground-floor bathroom. To the first floor are two double bedrooms.

Outside, the property benefits from an enclosed rear courtyard garden with space for outdoor seating together with a useful timber garden shed.

AGENT'S NOTES

We are advised that the gas boiler is only a year old and the roof was redone back in 2021.





Total Area: 53.5 m² ... 576 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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