

FOR SALE



Regent Avenue, Harrogate, HG1 4BJ

MARTIN&CO



Offers over £180,000

- Two-bedroom mid-terrace property with spacious accommodation
- Offered for sale with no onward chain
- Ideal for first-time buyers
- Conveniently located
- Enclosed low-maintenance rear yard, perfect for outdoor enjoyment
- Upstairs bathroom with shower over bath
- Two reception rooms, offering flexible living space



A spacious and well-presented two-bedroom mid-terrace property, offered for sale with no onward chain and situated in a popular residential area close to Harrogate Town Centre. This charming home is perfect for first-time buyers and offers more living space than many similar properties in the area.

The ground floor features a cosy lounge with a feature fireplace, a central hallway with stairs leading to the first floor, and a generous dining room with a useful under-stair's storage cupboard.

To the rear, the kitchen is fitted with a range of units and includes a cooker, fridge, and plumbing for a washing machine. A door leads out to the enclosed & low-maintenance rear yard, ideal for outside dining.

Upstairs, the property features a generously sized main bedroom and a second small double bedroom, providing flexible living accommodation.

The modern house bathroom is also located on this floor and includes a shower over the bath - a valuable feature not often found in comparable properties.

Well maintained and neutrally decorated throughout, the property offers a fantastic blank canvas for someone looking to personalise and create a home of their own.

Located within easy reach of Harrogate Town Centre, the property benefits from excellent access to a wide range of local amenities including shops, cafés, restaurants, and leisure facilities. The area is well served by public transport links and is within close proximity to several well-regarded schools, and green spaces, making it a convenient and popular place to live.

Further information regarding this charming property includes:

Tenure: Freehold

Council tax band: B

Utilities: Serviced by mains electricity, gas and water services.

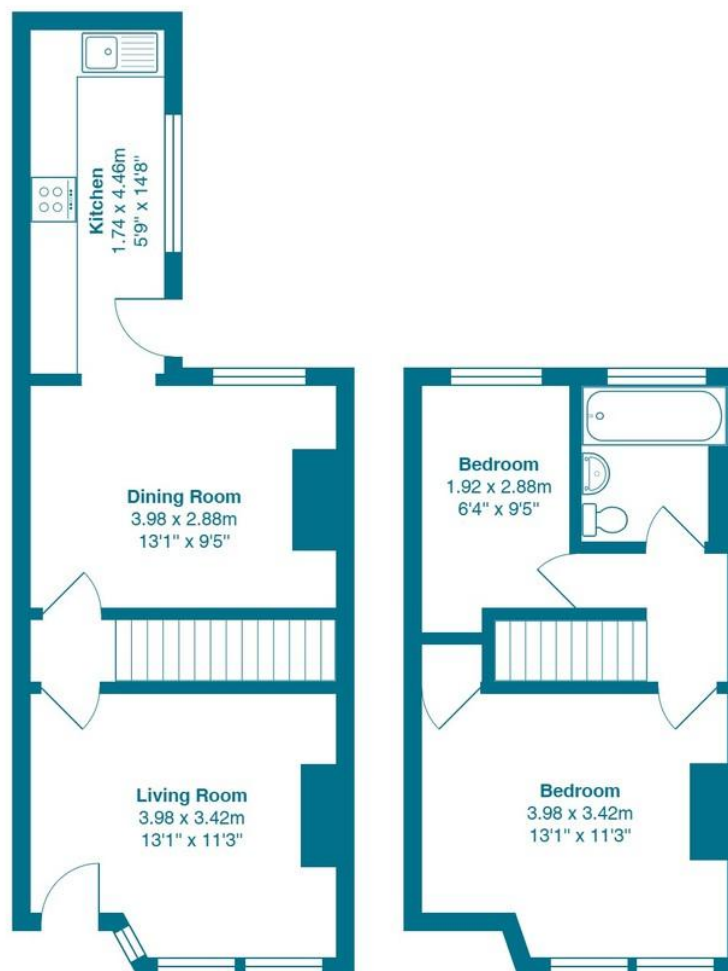
Heating: Gas central heating system

Broadband availability: Full Fibre with estimated speeds up to 1,800 Mbps
Mobile phone coverage: O2, Vodafone, Three & EE
Satellite & Cable TV Availability: SKY, VIRGIN & BT

Flood Risk: Rivers & Seas – Very Low
Surface water- Very Low

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		





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Total Area: 65.5 m² ... 706 ft²

All measurements are approximate and for display purposes only

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

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