

**FOR SALE**



**Regent Avenue, Harrogate, HG1 4BJ**  
**Asking Price Of £210,000**

  
**MARTIN&CO**





- Beautifully presented two-bedroom mid-terrace
- Convenient location within easy reach of Harrogate town centre
- Brimming with charm and ready to move in
- Warm and welcoming living room featuring a wood-burning stove
- Bright kitchen overlooking the rear courtyard
- Separate dining room with a decorative fireplace
- Generously sized double bedroom with Jack-and-Jill access to the bathroom
- Stylish three-piece bathroom with shower over the bath
- Private rear courtyard garden, offering a peaceful outdoor retreat



This beautifully presented two-bedroom mid-terrace is full of charm and character, offering a home that's ready to move straight into and perfect for first-time buyers. Loved and carefully maintained by its current owners, it blends period features with thoughtful modern touches throughout.

The welcoming living room is warm and inviting, with a wood-burning stove as its focal point and a large bay window that fills the space with natural light. A separate dining room adds real versatility, featuring a decorative fireplace and handy built-in storage-ideal for both everyday living and entertaining.



To the rear, the kitchen is bright and airy thanks to double windows and an external door leading directly to the courtyard garden. Fitted with a range of sleek white units and with plumbing for a washer, it combines practicality with style. The rear courtyard itself provides a delightful private outdoor retreat, perfect for al-fresco dining, entertaining friends, or simply relaxing at the end of the day.

Upstairs, the layout has been carefully considered. A generous double bedroom at the front connects to a Jack-and-Jill style bathroom, which can also be accessed from the second bedroom at the rear. The bathroom continues the home's harmonious style with a smart three-piece suite and a shower over the bath.

Externally, the rear courtyard has been lovingly tended to make the most of the space, offering a little getaway right at home.

Regent Avenue enjoys a wonderfully convenient location, tucked away on a peaceful street yet just a short stroll from Harrogate's vibrant town centre. Independent cafés, welcoming pubs, and a variety of shops are all within easy reach, along with excellent local schools and green spaces such as The Stray.

With its character, natural light and ready-to-move-in finish, this Regent Avenue property is a wonderful opportunity to enjoy Harrogate living from the moment you step inside.

Further information regarding this fabulous property includes:

Tenure: Freehold

Council tax band: B

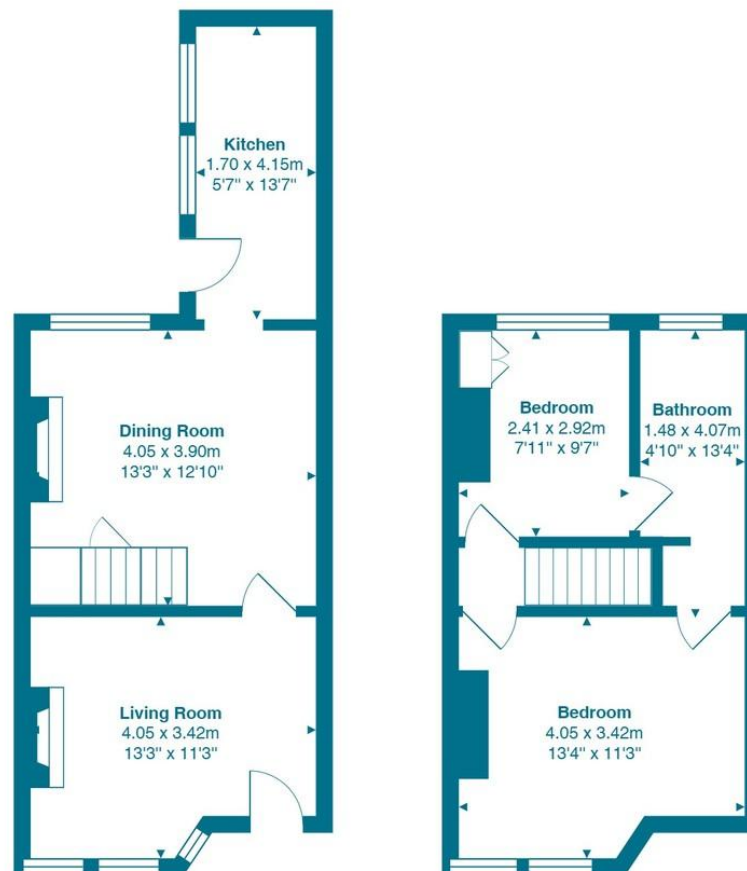
Utilities: Mains Electricity, Gas & Sewerage  
Heating: Gas combination boiler

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

EPC:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		





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Total Area: 65.9 m<sup>2</sup> ... 709 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## Martin & Co Harrogate

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