



2 Bedroomed Terraced

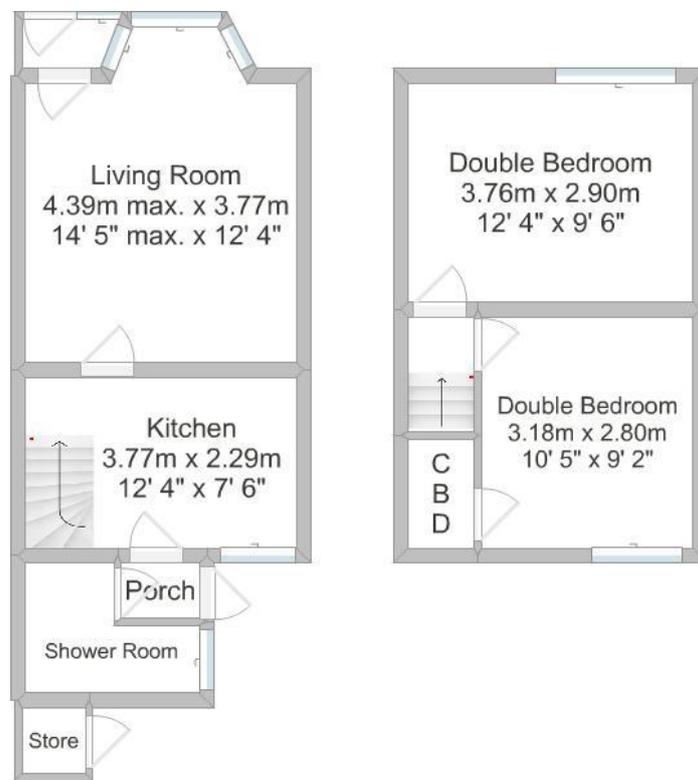
£150,000

8 Regent Avenue

Harrogate, HG1 4BD



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Nestled away on a quiet avenue on the edge of the town centre, this charming terraced cottage has a lovely welcoming feeling from the moment you step into the front porch.

The neutrally decorated rooms add to the calm atmosphere, and the thick carpeting and elegant living room fire give the property a homely, cosy feel. This is a home to retreat to, away from the pressures of modern life.

The kitchen and the shower room are contemporary and stylish, and beautifully kept by the current owner, in fact the whole property is exceptionally clean and presentable. Both bedrooms are of ample size to take a double bed and furniture, and the rear bedroom has built-in storage in addition.

To the rear of the property is a secure brick-built store and a pleasant south-east facing courtyard which could easily offer off-street parking if desired.

8 Regent Avenue is a comfortable and inviting home in great location, and is in good condition ready to welcome new owners.

Surroundings

Regent Avenue is in the High Harrogate area of the town on the edge of Harrogate's famous Stray parkland. A range of shops, food outlets and local services are within a couple of minutes' walk. Harrogate Rail and Bus Station is around half a mile away, with links to Leeds, York, Ripon and beyond. Supermarket and town centre shopping are a short walk away, or a few minutes by car. Grove Road Primary School is in sight at the end of Regent Avenue.

Services

The property is connected to mains gas, electricity, water and drainage. Fibre broadband is available in the area at speeds of up to 152Mb.

Directions

From the centre of Harrogate cross over Station Bridge and take the left filter down East Parade. At the mini roundabout take the second exit onto Dragon Parade and keep right at the next junction to remain on Dragon Parade. At the junction with Skipton Road turn left, then take the right turn onto Regent Avenue. No. 8 is on your right hand side marked by an Alexander Gibson For Sale board. A member of our staff will be waiting there to meet you.

Energy Efficiency Rating: TBC

Tenure: Freehold

Council Tax Banding: B

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