NICHOLLS TYREMAN



52 REGENT AVENUE
HARROGATE
HG1 4BD

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A well presented mid-terrace home situated on Regent Avenue in a popular and convenient part of Harrogate, ideally suited to first time buyers or buy to let investors

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Hall | Living Room | Kitchen | Ground Floor Bathroom

Two Bedrooms

Courtyard Garden

Council Tax: B | Energy Rating: TBC | Tenure: Freehold

£205,000







The property benefits from double glazing, gas central heating and a newly fitted kitchen, offering practical and well laid out two bedroom accommodation, together with a low maintenance rear courtyard.

The ground floor comprises a welcoming lounge, a fitted kitchen, a hall and a bathroom, creating comfortable living space. To the first floor are two well proportioned bedrooms.

Outside, the low maintenance courtyard provides a private outdoor area ideal for seating, while remaining easy to look after.

The overall layout is efficient and practical, making it an attractive option for those looking for a low-maintenance home close to the town centre.

Regent Avenue enjoys an excellent location within easy walking distance of Harrogate town centre, where an outstanding range of shops, independent cafés, restaurants and amenities can be found. The Stray is nearby, along with good local schools including Grove Road Community Primary School and Harrogate High School. Harrogate train station is a short distance away, providing regular services to Leeds, York and beyond, while the surrounding area also offers easy access to parks and countryside walks.

An excellent opportunity to acquire a well maintained mid-terrace home in a sought after residential location.

Early viewing is recommended.

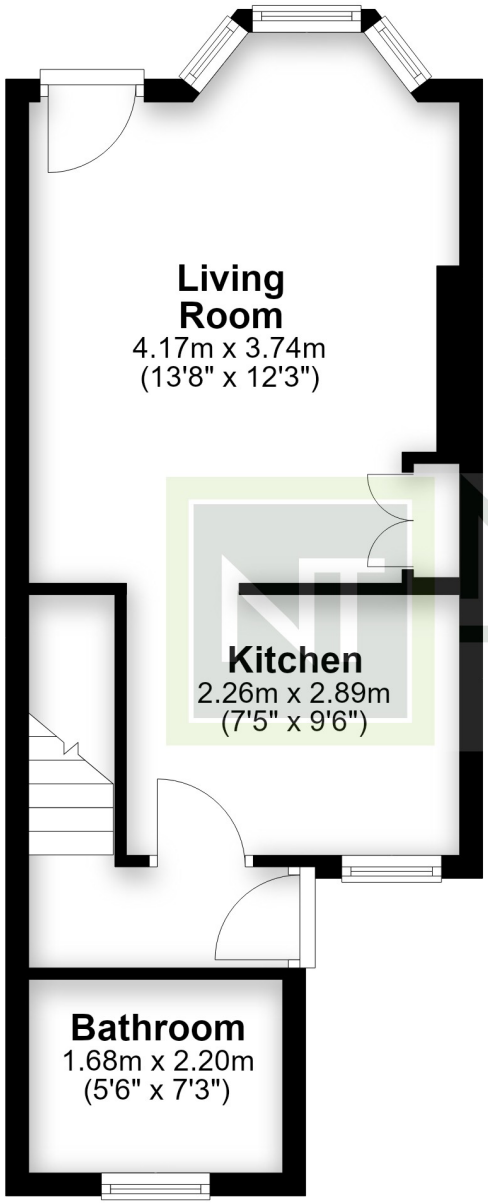



3 DAYS PEACE & MUSIC

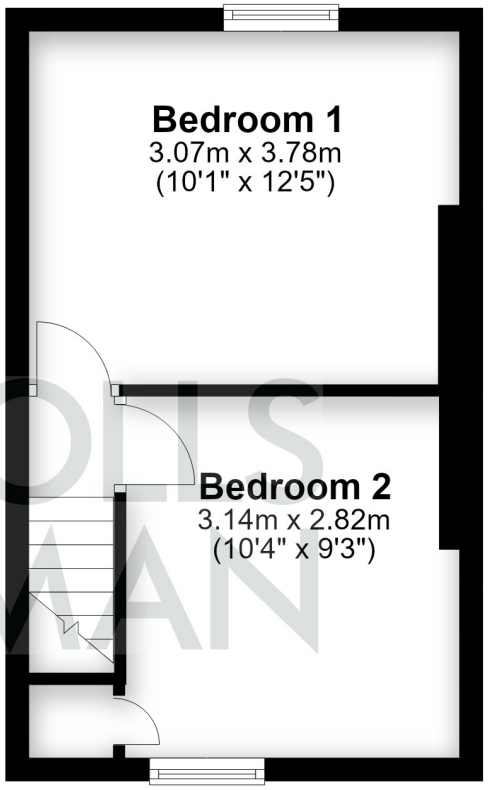



BLACK CAT
WASH YOUR PAWS

Ground Floor



First Floor



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Total area: approx. 55.2 sq. metres (594.3 sq. feet)

This plan is for illustrative purposes only and is not to scale.
All measurements are approximate
Plan produced using PlanUp.



9 Albert Street, Harrogate
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Sales: 01423 503076 Lettings: 01423 530744

WWW.NICHOLLSTYREMAN.COM

These particulars are given as guidance only and are expressly excluded from any contract. They give no warranty as to the condition or description and any recipient must satisfy himself on all matters stated herein. The property is offered subject to contract and to its being unsold and unlet. Appointments for viewing and contract of all negotiations shall be through Nicholls Tyreman Estate Agent.