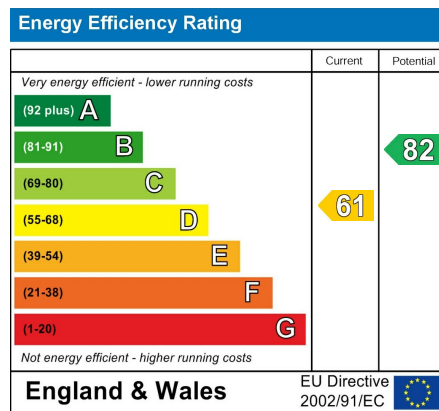


Floor Plan



Energy Performance Certificate



Directions

From the Empress round about continue along Skipton Road towards Bilton. Continue past the parade of shops and turn right into Regent Avenue and take your first right onto Regent Street. Follow the road round to the left and the property is easily found on your left hand side, clearly marked by a Hopkinsons For Sale board.

Council Tax Band B Tenure Freehold

Agents Notes

We do not set out to avoid our civil and criminal liabilities by using clever use of word or photography however it is not always possible for us to guarantee that everything in our sales material is accurate. We strongly recommend that prospective purchasers seek their own professional advice. No responsibility can be accepted for any expenses incurred by intending Purchasers. We do not check or guarantee the condition of appliances, services or equipment. Equally any verbal statement from our staff forms no point of a contract. If you require written confirmation on any point we will gladly assist.



£265,000

17 Regent Street, Harrogate, North Yorkshire, HG1 4BE

3 Bedroom House - Terraced

**A fantastic three bed roomed terraced property offering flexible living accommodation throughout and benefitting from a superb location close to Harrogate's town centre with a wide range of amenities and transport links.**



**HOPKINSONS**  
ESTATE AGENTS

16 Princes Street, Harrogate, HG1 1NH  
Telephone: 01423 501 201  
info@hopkinsons.net



## Description

With gas fired central heating and UPVC double glazing the living accommodation comprises; entrance porch opening into the bay fronted lounge with built in storage either side of the fireplace, large open plan dining kitchen with modern fitted kitchen with gas hob, single oven, integrated fridge, freezer and dishwasher, a rear hallway which also houses the washing machine and central heating boiler but also offers a useful storage space, modern house bathroom with shower over the bath, w/c and hand basin.

There are stairs leading down into the the third bedroom or snug which could also be used as a home office with all the works having been signed off by building control with certificate's available.

On the first floor the landing leads to the master bedroom which currently has a king size double bed in it with built in wardrobes and an ensuite shower room with modern white suite, walk in shower, w/c and hand basin. There is a good sized second double bedroom.

Outside to the front of the property is unrestricted on street parking. To the rear is an easy to maintain gravelled courtyard with a BBQ and seating area which catches the sun majority of the day.

