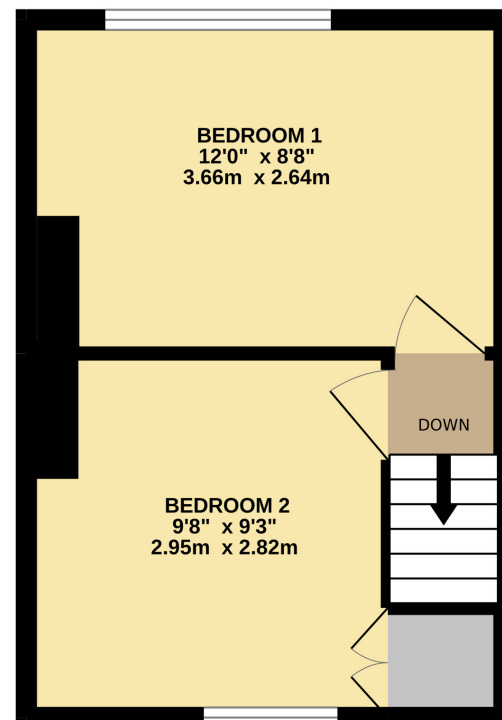
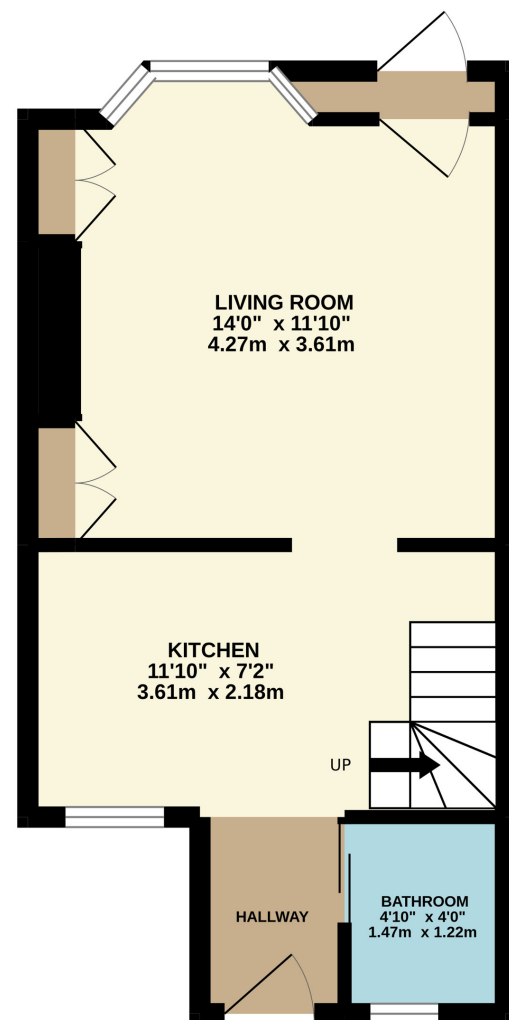


GROUND FLOOR
312 sq.ft. (28.9 sq.m.) approx.

1ST FLOOR
248 sq.ft. (23.1 sq.m.) approx.



TOTAL FLOOR AREA : 560 sq.ft. (52.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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9 Albert Street, Harrogate
North Yorkshire HG1 1JX
Sales: 01423 503076
Lettings: 01423 530744

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.



**14 REGENT AVENUE
HARROGATE**

**£200,000
CHAIN FREE**

A stone built inner terraced property located in this popular residential area situated extremely close to the town centre.

The property is ideal for first time buyers or as a buy to let property.

With the benefit of double glazing and central heated. In brief comprises: living room, fitted kitchen, shower room and rear lobby. To the first floor there are two double bedrooms.

Outside there is an enclosed rear courtyard with timber boundary fencing and garden shed.

- 2 Bedrooms
- 1 Reception Room
- 1 Bathroom
- Council Tax: B
- Energy Rating: D
- Tenure: Freehold



DIRECTIONS - HG1 4BD

From Harrogate take Bower Road. At the roundabout take the first exit onto Dragon Parade and continue to the end of the road. Go straight over Skipton Road to Regent Avenue.

APPROXIMATE DISTANCES	
Town Centre	800 metres
Railway Station	800 metres
Bus Route	600 metres
Airport	12.3 miles