DACRE, SON & HARTLEY
EST. 1820

OVER 200 YEARS OF YORKSHIRE PROPERTY



Guide Price £250,000

- Popular residential location
- Two well-proportioned reception rooms
- Dining kitchen
- Three bedrooms
- Modern wet room
- Attractive enclosed courtyard garden

24 Regent Place, Harrogate, North Yorkshire, HG1 4QP

A spacious and well-presented three bedroom townhouse, situated in a popular residential location close to local amenities on Starbeck High Street and excellent public transport links.

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24 Regent Place, Harrogate, North Yorkshire, HG1 4QP

Harrogate 2 miles, Knaresborough 2 miles, Wetherby 8 miles (all distances approximate)

General remarks

With gas central heating and uPVC double glazing, this deceptively spacious and well-presented property briefly comprises; reception hall with staircase to the first floor. There is an attractive bay fronted lounge with living flame gas fire. A well-proportioned dining room / sitting room has a useful understairs storage cupboard and leads through to the dining kitchen which comprises a range of matching wall and base units with working surfaces and tile splashbacks over. There is an oven with filter hood over, space for appliances and stable door to the delightful enclosed courtyard garden.

A staircase leads to a split-level first floor landing. There are two double bedrooms, one having a built-in wardrobe and a good size third single bedroom housing the gas central heating boiler. There is also a modern fully tiled wet room.

Outside, to the front of the property there is a pretty fore garden with small rockery and a further feature of the property is the enclosed courtyard garden to the rear which would be ideal for those entertaining. There is also an externally accessed workshop / store.

The property is situated within this popular and convenient residential location, just a short distance from the High Street in Starbeck and is ideally placed for transport links by bus or train to Harrogate, Knaresborough and beyond.

Directions

From Harrogate proceed over the railway line at Starbeck and continue up the High Street, turning left into The Avenue. Continue down The Avenue turning right into Regent Place where the property can be found further along on the right hand side.

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Local Authority & Council Tax Band

- North Yorkshire Council
- Council Tax Band B

Tenure, Services & Parking

- Freehold
- All mains services are installed
- On street parking

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link https://checker.ofcom.org.uk/

Flooding

For information on flood risks please use this link Check for flooding in England - GOV.UK

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral fees

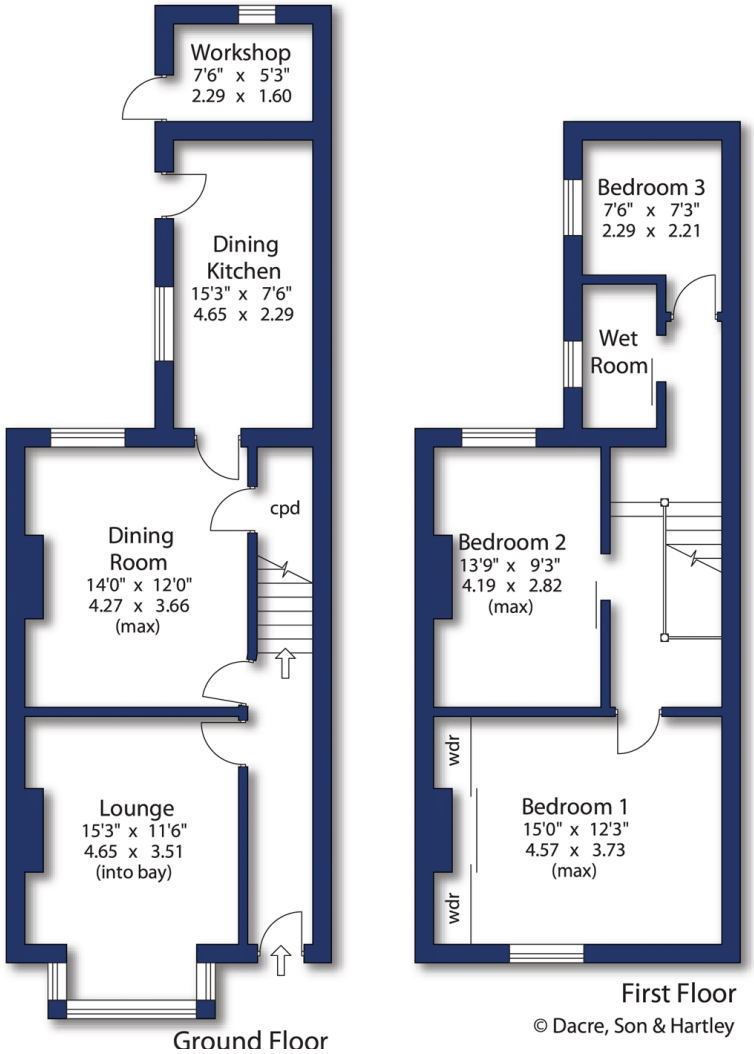
Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

Dacres Ref: KNA260185





Floorplans



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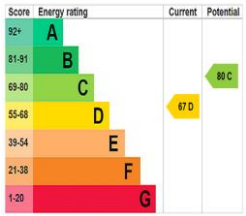

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