



## 89 Valley Drive, Harrogate, HG2 0JP

### Offers in the region of £299,950

CityRise are delighted to present a spacious Victorian apartment overlooking Valley Gardens, offering around 1,000 sq ft of well-proportioned accommodation.

Located on the second floor of an attractive period building on Valley Drive, this property features two exceptionally large double bedrooms, a bright living/dining room, and a generous bathroom with both a full-size bath and separate shower.

Large windows provide excellent natural light and elevated views across the trees of Valley Gardens, placing the park literally on your doorstep. To the rear of the building is off-street parking, a valuable addition so close to Harrogate town centre.

The apartment retains classic Victorian character throughout and holds a C-rated EPC with potential to reach a B rating. Some furniture can be included, offering an easy move-in or ready-to-let option.

Located in one of Harrogate's most desirable areas, the flat is just a short walk from Cold Bath Road, Valley Gardens, and the town centre's cafés, restaurants and independent shops.



## Floor Plan

## Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

## Energy Efficiency Graph

