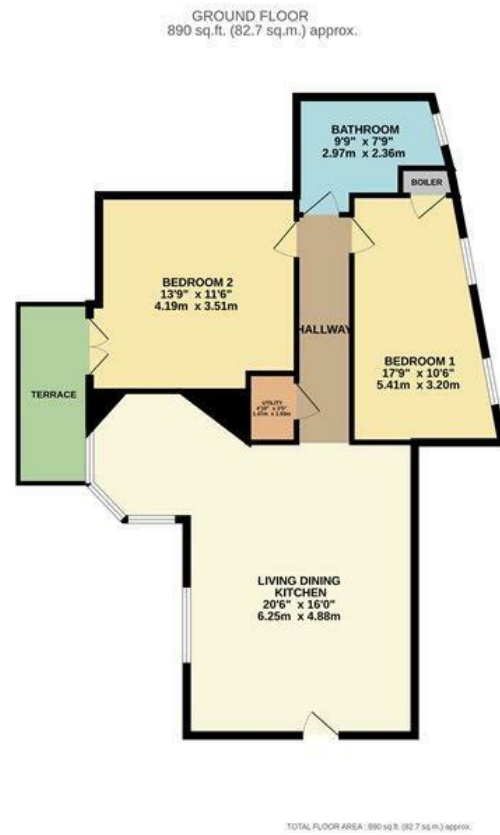


Floor Plan



Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Directions

From Harrogate Pump Rooms proceed up Valley Drive where the property is easily found on the left marked by a Hopkinsons for sale board.

Council Tax Band Tenure Leasehold

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.



£395,000

1a Valley Drive, Harrogate, HG2 0JJ

2 Bedroom Apartment

A stunning two bedroomed ground floor apartment which has had a complete renovation of the original property into a fantastic apartment which has kept many original features and offers spacious living accommodation and a private terrace with a great view of the Valley Gardens and situated within walking distance of Harrogate's town centre. NO ONWARD CHAIN.



HOPKINSONS
ESTATE AGENTS

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

Description

Finished to an exacting standard the living accommodation comprises; secure communal entrance hall with intercom system, new double glazed sash windows, latest sound and heat insulation, new hardwood flooring, new boiler and heating system, private entrance door leading into the open plan living kitchen which includes a modern kitchen with quartz worktops, induction hob and extractor, single eye level oven, microwave oven, integrated fridge, freezer and dishwasher, instant hot water tap and a real feature of the property is the feature dining area in a bay window which could also be used as a great study/office.

The hallway leads to the master bedroom with double doors leading out onto the private terrace which offers a pleasant seating area over looking the Valley Gardens, second double bedroom with a built in cupboard, modern house bathroom with walk in shower, separate bath, Villeroy and Boch w/c and hand basin. There is also a separate utility room with space for a washing machine and tumble dryer.

Outside to the front of the apartment are well maintained communal gardens which can be viewed by the private terrace. There is also a communal laundry to the rear of the property.

AGENTS NOTES: The property has a CML giving peace of mind to a purchaser. 999 year lease, service charge £111 PCM which includes water, communal areas heat & electricity, buildings insurance etc.

