



VERITY
FREARSON

101 VALLEY DRIVE, HARROGATE, HG2 0JP

OFFERS OVER £1,000,000

101 VALLEY DRIVE,

Harrogate, HG2 0JP

A substantial and beautifully presented period town house situated in this prime position directly overlooking the adjoining Valley Gardens and within close proximity of the town centre.

This impressive property has been operated as a successful guesthouse by the current owners and has generous accommodation over four floors, plus a basement. Buyers have the option to continue to operate the property as a guest house, or there is potential to repurpose the accommodation for use as a single dwelling, or potentially as separate flats, subject to obtaining the necessary consents.

The accommodation currently provides up to 11 bedrooms in total, six of which have en-suites, and there is a further bathroom and additional WCs. On the ground floor there are two large reception rooms plus a dining kitchen with utility and downstairs WC. Stairs from inside the property lead to the basement where there is a useful office / living room and ample storage space. At the front of the property, there is an attractive paved sitting area enjoying an attractive outlook over the Valley Gardens and to the rear there is parking for at least two vehicles.



2 Reception Rooms · Kitchen · Utility Room · Cloakroom

11 Bedrooms · 7 Bathrooms / En-Suites

Off-Road Parking · Paved Forecourt Garden







ACCOMMODATION

GROUND FLOOR **ENTRANCE HALL**

SITTING ROOM

A spacious reception room with bay window overlooking the Valley Gardens and attractive feature fireplace.

DINING ROOM

A further good-sized reception room.

KITCHEN

With dining area. The kitchen comprises a range of fitted units with island, range cooker and space and plumbing for dishwasher.

UTILITY ROOM

With space and plumbing for washing machine and tumble dryer.

CLOAKROOM

With WC and washbasin.

FIRST FLOOR

On the first floor there are three double bedrooms with en-suite shower rooms, and an additional single bedroom with separate WC.

SECOND FLOOR

On the second floor there are three double bedrooms with en-suite shower rooms. There is a further bedroom with shower cubicle and washbasin.

Additional WC accessed from the landing.

THIRD FLOOR

There are three further bedrooms on the third floor, and a bathroom with bath and shower.

FLOOR PLAN



Total Area: 417.8 m² ... 4497 ft²

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms. Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

Outside

To the front of the property, there is an attractive paved sitting area enjoying a delightful aspect over the adjoining Valley Gardens. To the rear of the property there is space for off-road parking.

Position

The property is situated in this super position directly overlooking the adjoining Valley Gardens and is within a few minutes' walk of a range of excellent local amenities along Cold Bath Road, popular schooling and just a short walk from Harrogate town centre.

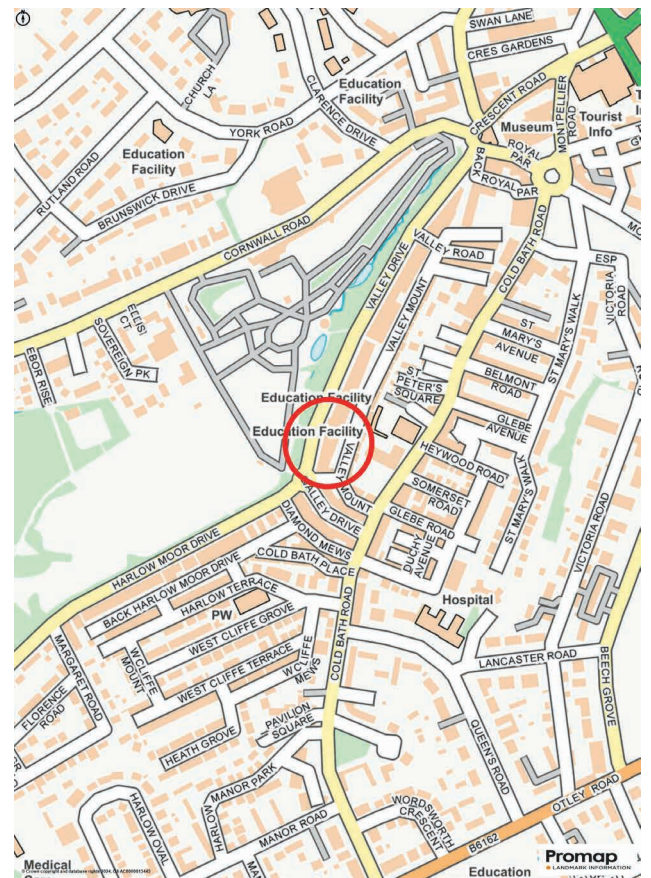
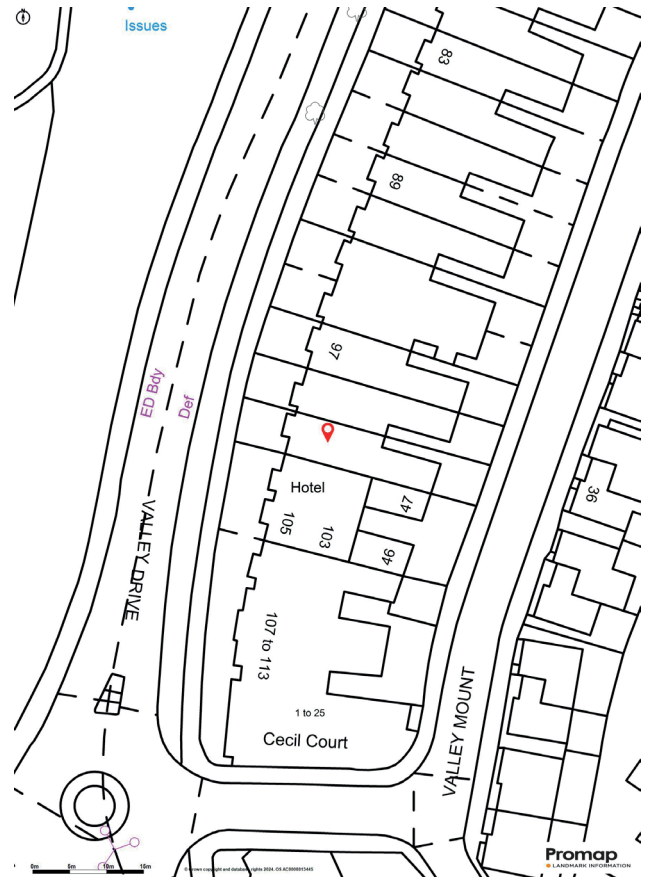
Agent's Notes

The property is long leasehold, having an original term of 999 years. The ground rent is £27 per annum.

The property is currently used as a bed-and-breakfast. Purchasers of the property have the option to continue to use the property for this purpose or, alternatively, the property has a range of potential uses, including use as a single dwelling, or conversion to apartments or to provide accommodation for short-term lets, subject to obtaining the necessary consents.

Services

All mains services connected.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

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