



Flat N, 89 Valley Drive, Harrogate, North Yorkshire, HG2 0JP

£295,000

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A well-presented two-bedroom second-floor apartment with delightful views over the adjoining Valley Gardens, situated in this convenient location well served by excellent local amenities and close to Harrogate town centre.

This impressive apartment provides spacious accommodation. There is a large reception room with window enjoying delightful views over the adjoining Valley Gardens and there is a good sized dining-kitchen. There are two good-sized bedrooms, a modern bathroom and en-suite shower room. The property has use of the residents' parking area located at the rear of the building.

The super property is situated in a popular location next to the Valley Gardens, within a few minutes' walk of the many varied amenities along Cold Bath Road and within easy walking distance of Harrogate town centre.





SECOND FLOOR

SITTING ROOM

A spacious reception room with window to front overlooking the Valley Gardens. Feature ornamental fireplace.

DINING KITCHEN

With space for dining table. The kitchen comprises a range of fitted units with range cooker and space for appliances. Integrated fridge / freezer.

BEDROOM 1

A large double bedroom with feature ornamental fireplace. Wardrobes with sliding doors.

EN-SUITE SHOWER ROOM

With WC, washbasin and shower. Tiled floor. Heated towel rail.

BEDROOM 2

A further double bedroom with fitted wardrobes and window to front.

BATHROOM

A white modern suite comprising WC, washbasin, and bath with shower above. Heated towel rail. Tiled walls and floor with under-floor heating.

OUTSIDE

The property has use of the residents' off-road parking spaces situated at the rear of the building on a first come, first served basis. On-street parking is also available with a resident's parking permit.

AGENT'S NOTES

The property is long leasehold, having an original term of 999 years. The service charge is £200 per month and includes ground rent.

Renting is permitted but short-term holiday lets are not.

Pets are permitted.

The property has double glazing.

The property has a gas central heating system with a modern boiler, located in the kitchen, approximately two years old.

The roof is due to be repaired in the near future, the current owner has already paid the cost of this repair.

Tenure - Leasehold

Council Tax Band - C



Total Area: 99.5 m² ... 1071 ft²

All measurements are approximate and for display purposes only.

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