



**Flat 2 Riversdale, 17-19 Valley Drive, Harrogate, HG2 0JJ**

**£350,000**



## Flat 2 Riversdale, 17-19 Valley Drive, Harrogate, HG2 0JJ

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A two-bedroom ground-floor apartment forming part of this attractive period building with views overlooking the Valley Gardens.

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This spacious apartment provides generous accommodation and comprises a large reception room with bay window enjoying a delightful outlook over the adjoining Valley Gardens, a modern fitted kitchen, two double bedrooms, en-suite bathroom and additional shower room.

Riversdale is a popular development situated in this prime Harrogate position with delightful views over the adjoining Valley Gardens and is a short walk from the town centre and local amenities. Offered for sale with no onward chain.





## **GROUND FLOOR**

### **KITCHEN**

A modern fitted kitchen with granite worktops, gas hob, integrated double oven, fridge / freezer, dishwasher and washing machine.

### **SITTING ROOM**

A spacious reception room with bay window enjoying a delightful outlook over the adjoining Valley Gardens. Attractive fireplace with electric fire.

### **BEDROOM 1**

A large double bedroom with fitted wardrobes and en-suite bathroom.

### **EN-SUITE BATHROOM**

A modern white suite comprising WC, washbasin set within a vanity unit, shower and bath. Heated towel rail.

### **BEDROOM 2**

A large double bedroom with fitted wardrobes.

### **SHOWER ROOM**

A white suite comprising WC, washbasin and shower.

### **BASEMENT**

The property owns half of the basement and has sole use of their half. However, access to the meters is allowed to the other leaseholders.

### **OUTSIDE**

Residents' parking available on-street. The apartment has the benefit of a single garage.

### **AGENT'S NOTES**

The property is Long Leasehold, having an original terms of 999 years.

The property has a share of the freehold.

The service charge is currently from £125 per calendar month.

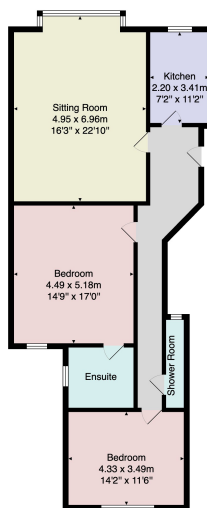
Renting / subletting is permitted.

Pets are not permitted.

### **Council Tax Band - B**







Total Area: 104.8 m<sup>2</sup> ... 1128 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only.  
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