



7 Valley Mount, Harrogate, North Yorkshire, HG2 0JG

£375,000

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A well-presented three-bedroom semi-detached home with a good sized and private garden, situated in this delightful and highly regarded location just off Cold Bath Road, close to the Valley Gardens and within easy walking distance of Harrogate town centre.

This attractive property offers spacious and well-balanced accommodation, ideal for families or those seeking a convenient yet peaceful setting. The house benefits from two reception rooms, a modern fitted kitchen and a downstairs WC, together with three good-sized bedrooms and a bathroom. A particular feature of the property is the generous garden, which provides an **excellent** outdoor sitting and entertaining space.

The property is located in a prime position, well served by the extensive amenities along Cold Bath Road, including shops, cafés, bars and restaurants. It is also in the catchment area for Ofsted Outstanding rated primary and secondary schools, and is within close proximity of the Valley Gardens and Harrogate town centre.





GROUND FLOOR

The ground floor provides generous living accommodation comprising two well-proportioned reception rooms. These include a comfortable sitting room with an attractive fireplace and a separate dining room with a window overlooking the rear garden. The modern fitted kitchen comprises a range of wall and base units with integrated appliances and has a glazed door leading out to the garden. There is also the benefit of a useful downstairs WC.



FIRST FLOOR

On the first floor there are three bedrooms, including the main bedroom which benefits from fitted wardrobes. The accommodation is served by a house bathroom comprising a WC, basin and bath with shower above. There is expansive attic space.

OUTSIDE

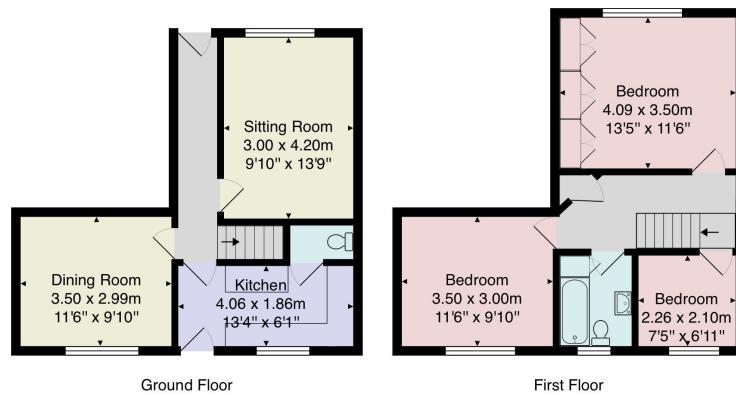
To the rear of the property is a large and attractive garden which is a tranquil and secluded sun trap. It offers an excellent outdoor sitting and entertaining space with planted borders and a timber garden shed. The generous garden size further enhances the appeal of this desirable home. There is on-street parking with a residents' parking permit.

AGENT'S NOTE

The property is freehold.

Council Tax Band - C





Total Area: 82.2 m² ... 885 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.
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Verity Frearson

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92+)	A	78
(81-91)	B	
(69-80)	C	
(55-68)	D	53
(39-54)	E	
(21-38)	F	
(1-20)	G	

Not energy efficient - higher running costs

England & Wales

EU Directive 2002/91/EC

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