



Valley Mount, Harrogate, HG2 0JG

- AVAILABLE TO THE MARKET CHAIN FREE
- Recently undergone a programme of refurbishment
- Attractive enclosed courtyard garden
- Modern bathroom
- Council Tax band C
- Open plan living to the ground floor
- Central location close to Valley Gardens and Cold Bath Road
- Quality bespoke kitchen with central island
- On-street permit parking

Guide Price £450,000



Valley Mount, Harrogate, HG2 0JG

DESCRIPTION

OFFERED FOR SALE WITH NO ONWARD CHAIN. A fantastic opportunity to purchase this truly stunning freehold three bedroom semi-detached home, with private enclosed rear garden. Having recently undergone a major programme of refurbishment to include; new roof, re-wire, central heating system and open plan living to the ground floor, the property is situated in a highly convenient location with immediate access to Cold Bath Road, the highly regarded Valley Gardens, well regarded school, grocery store and local amenities close by.

Offering generous living space throughout, the immaculate accommodation comprises: Entrance hallway, open plan living space to include dining area, lounge area and the most amazing bespoke kitchen with central island and breakfast bar, white quartz worktops and quality integrated appliances. A first floor landing serves three spacious bedrooms with the benefit of ample storage space and a luxury modern house bathroom.

To the outside, gated access opens to an attractive, private, paved rear garden ideal for entertaining. There is also the benefit of on-street permit parking.

We strongly recommend an early viewing to fully appreciate the accommodation and location on offer.

EPC

Energy rating D

The property produces 3.8 tonnes of CO2

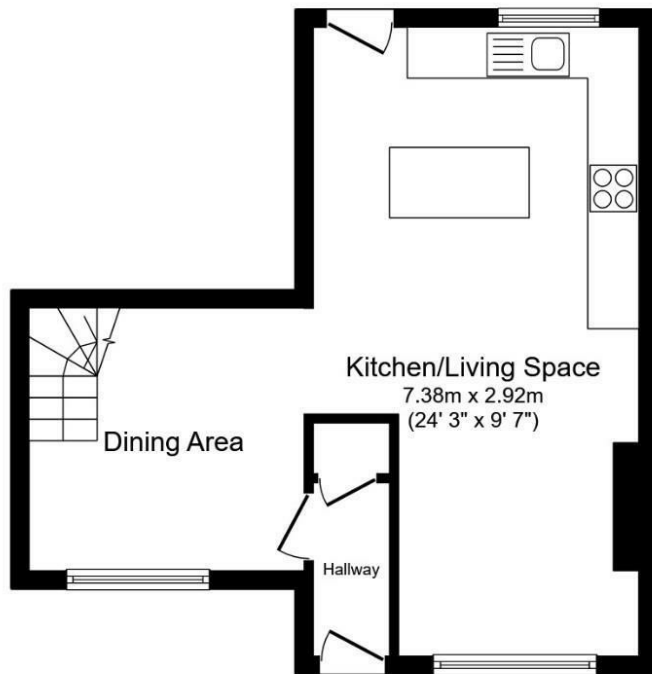
Material Information - Harrogate

Tenure Type: Freehold

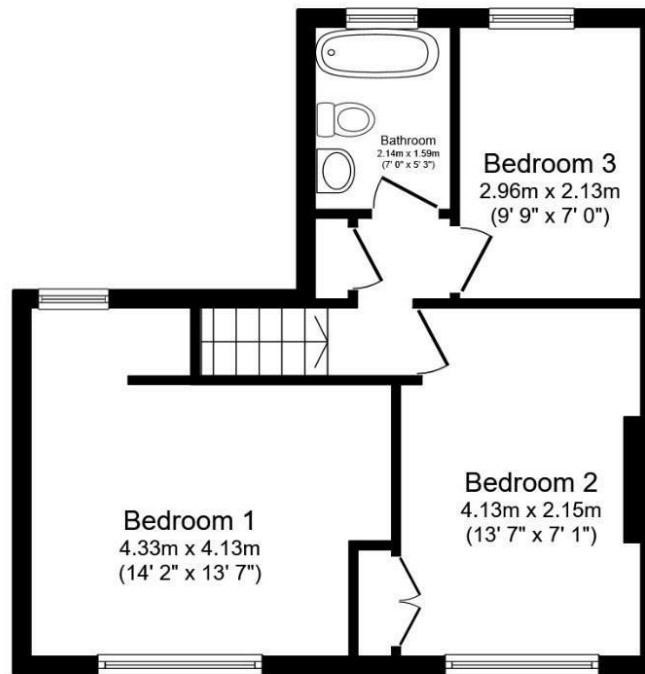
Council Tax Banding C







Ground Floor



First Floor

Total floor area 80.3 m² (864 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Viewings

Please contact harrogate@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

