



45 Valley Drive, Harrogate, HG2 0JH

- NO ONWARD CHAIN
- Private single garage
- Characterful and modern throughout
- Short distance to Harrogate Town Centre
- Early viewing comes highly recommended
- Front and Rear private courtyard garden
- The famous Valley Gardens on your doorstep
- Spacious reception room with natural light
- Storage room and cellar
- Council Tax C

Guide Price £350,000



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DESCRIPTION

Nestled in the charming town of Harrogate, Valley Drive presents an inviting opportunity for those seeking a charming characterful apartment in a desirable location close to the town centre and the English Heritage Grade II Listed gardens. This well-appointed ground floor residence features two spacious bedrooms, perfect for individuals wishing to hold a bolt hole in Harrogate, first time buyers or indeed investors. looking for a serene living environment.

The apartment boasts spacious and welcoming reception room featuring an attractive bay with tall sash windows bringing in light and warmth, ideal for relaxation or entertaining guests. The layout is generous, offering the opportunity to create a dining space with a central feature fireplace. The spacious main bedroom features built in storage and the bathroom finished in a chic Victorian style with a shower over the bath. The well appointed kitchen features stunning bespoke wood cabinetry with stone work surfaces and door to the side garden.

One of the standout features of this property is the inclusion of a garage, providing secure parking and additional storage options. Furthermore, the presence of a basement or cellar adds to the practicality of the home, offering ample space for storage or potential conversion to suit your needs.

Situated in a peaceful neighbourhood, this apartment is within easy reach of Harrogate's vibrant town centre, renowned for its beautiful parks, boutique shops, and delightful eateries. The area is well-connected by public transport, making it an ideal base for commuting or exploring the wider Yorkshire region.

In summary, Valley Drive is a delightful apartment that combines comfort, convenience, and potential. Whether you are looking to buy or rent out, this property is sure to impress with its thoughtful features and prime location. Do not miss the chance to make this charming residence your new home.



EPC

Energy rating D

This property produces 6.4 tonnes of CO2

Material Information - Harrogate

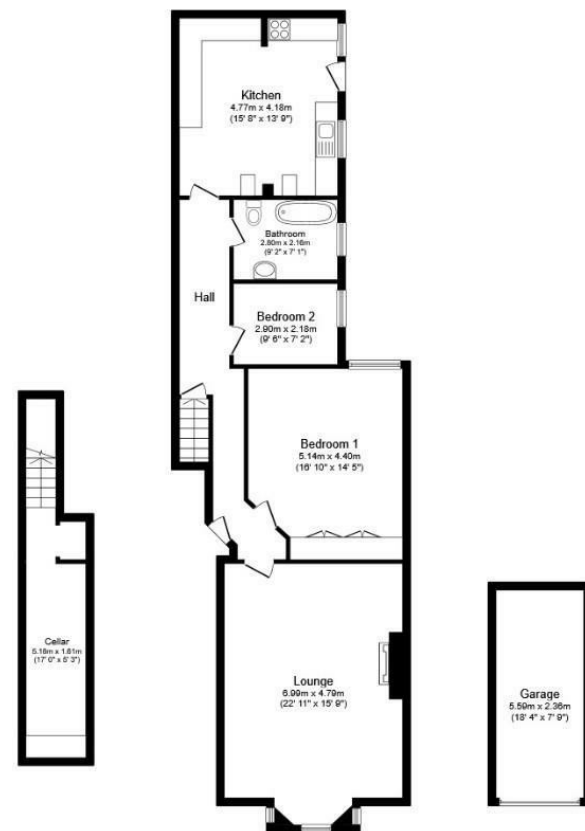
Tenure Type: Leasehold

Leasehold Years remaining on lease: 867

Service Charge Amount £75 per month

Council Tax Banding: C





Cellar Ground Floor Garage

Total floor area 126.2 sq.m. (1,358 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

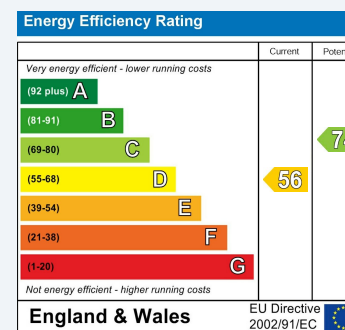
Please contact harrogate@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.



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.