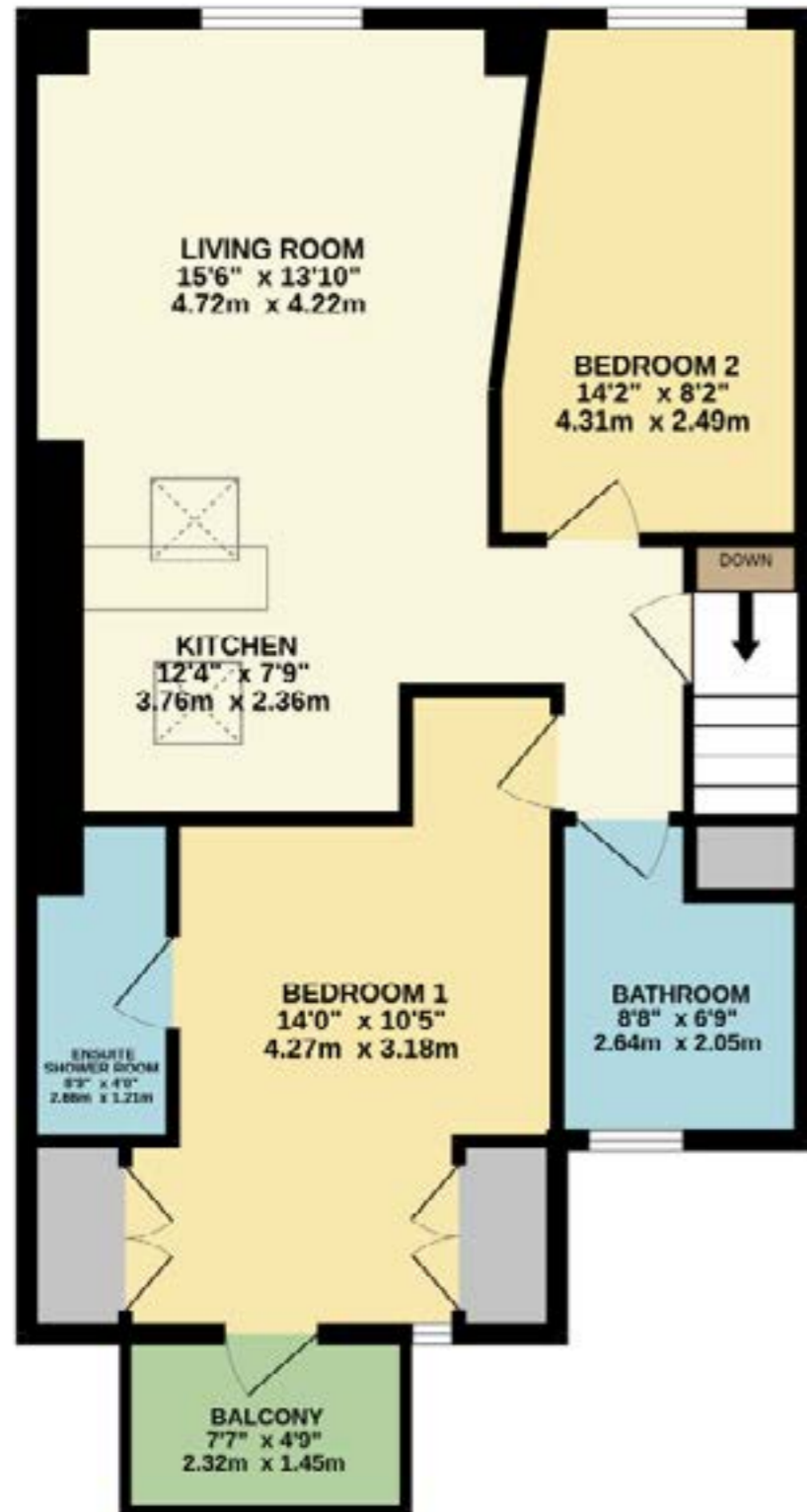


GROUND FLOOR
694 sq. ft. (64.5 sq. m.) approx.



TOTAL FLOOR AREA: 694 sq. ft. (64.5 sq. m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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9 Albert Street, Harrogate
North Yorkshire HG1 1JX
Sales: 01423 503076
Lettings: 01423 530744

These particulars are given as guidance only and are expressly excluded from any contract. They give no warranty as to the condition or description and any recipient must satisfy himself on all matters stated herein. The property is offered subject to contract and to its being unsold and unlet. Appointments for viewing and contract of all negotiations shall be through Nicholls Tyreman Estate Agent.



**FLAT 8, RIVERSDALE, 17-19 VALLEY DRIVE
HARROGATE**

£250,000

Situated in an enviable position opposite the famous Valley Gardens this well appointed fourth floor, two bedroom apartment offers spacious accommodation with great views and is close to Harrogate town centre.

The accommodation has the benefit of double glazing, gas central heating and in brief comprises: communal entrance vestibule with phone and video intercom door, communal stairs to the flat, modern open plan kitchen with integrated appliances, living room, main bedroom with en-suite shower room, fitted wardrobes and spacious balcony, further double bedroom and house bathroom.

2 Bedrooms

1 Reception Room

2 Bathrooms

Council Tax: A

Energy Rating: C

Tenure: Leasehold



DIRECTIONS - HG2 0JJ

From Harrogate take Montpelier Hill, cross the roundabout into Crescent Road and turn left into Valley Drive. The property is situated on the left hand side.

APPROXIMATE DISTANCES

Town Centre	600 metres
Railway Station	700 metres
Bus Route	200 metres
Airport	13 miles