



TOTAL APPROX. FLOOR AREA 578 SQ.FT. (53.7 SQ.M.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
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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 11, 67 VALLEY DRIVE  
HARROGATE, HG2 0JW**

**£795 PCM**

## UNFURNISHED

A good sized two bedroom first floor flat, with views over Valley Gardens and being a short walk from the excellent amenities of Cold Bath Road and the town centre.

The property benefits from gas central heating, double glazing and comprises, communal entrance hall with stairs to the first floor, private entrance hall, large living room with views over Valley Gardens, kitchen with a range of wall mounted cupboards, base units and drawers, two double bedrooms and house bathroom.

**2 Bedrooms**

**1 Reception Room**

**1 Bathroom**

**Available 16th August**

**£917.30 Returnable Bond**

**No Smokers/Pets**

**Council Tax: B - £1,740.44**

**Energy Rating: C**



### DIRECTIONS - HG2 0JW

From Harrogate turn left onto Montpellier Hill and take the second exit onto Royal Parade. Turn left onto Valley Drive.

### APPROXIMATE DISTANCES

Town Centre	650 metres
Railway Station	900 metres
Bus Route	400 metres
Airport	12.5 miles