

13 ELGAR COURT  
29-35 VALLEY DRIVE  
HARROGATE, HG2 0JN



NICHOLLS  
TYREMAN

## 13 ELGAR COURT | 29-35 VALLEY DRIVE | HARROGATE | HG2 0JN

Located on the highly sought-after Valley Drive in Harrogate, this two-bedroom duplex apartment offers modern, flexible living just moments from the town's renowned parks, boutique shops, and restaurants.

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Hall | Living/Dining/Kitchen

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Two Bedrooms | En-suite Shower Room | Bathroom

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Single Private Parking Space

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Council Tax: E | Energy Rating: TBC | Tenure: Leasehold

# £250,000





**Set within a well-maintained building, the apartment is accessed via a shared entrance vestibule with a secure intercom system, with flat access available on the first floor via either stairs or lift.**

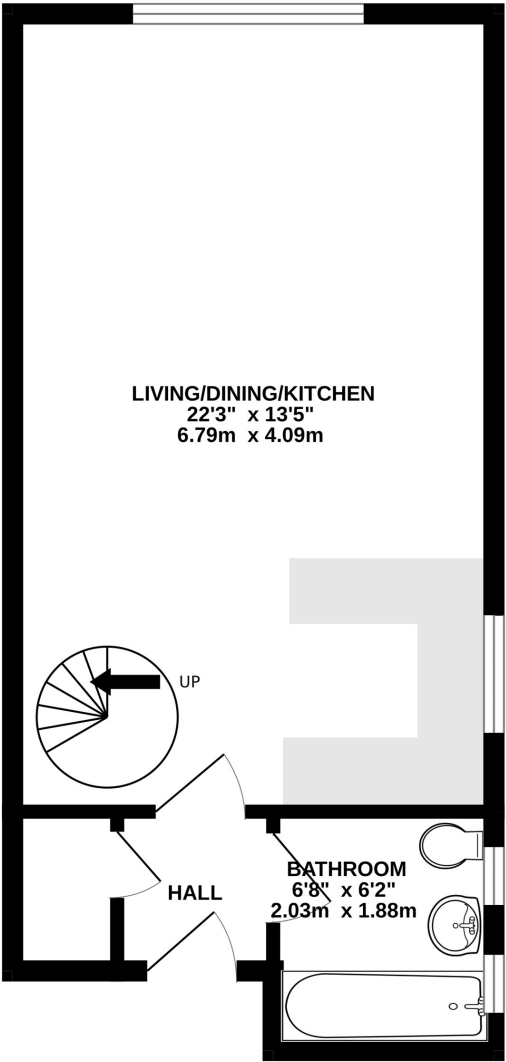
The property opens into an entrance hall with a useful storage cupboard and a well-appointed house bathroom with full-sized bath. To the rear of the apartment is a generous open plan living and kitchen area, complete with contemporary fitted units and integrated appliances, creating a bright and sociable space.

A striking spiral staircase leads to the upper level, where two bedrooms are located. The main bedroom is a spacious double with a modern en-suite shower room.

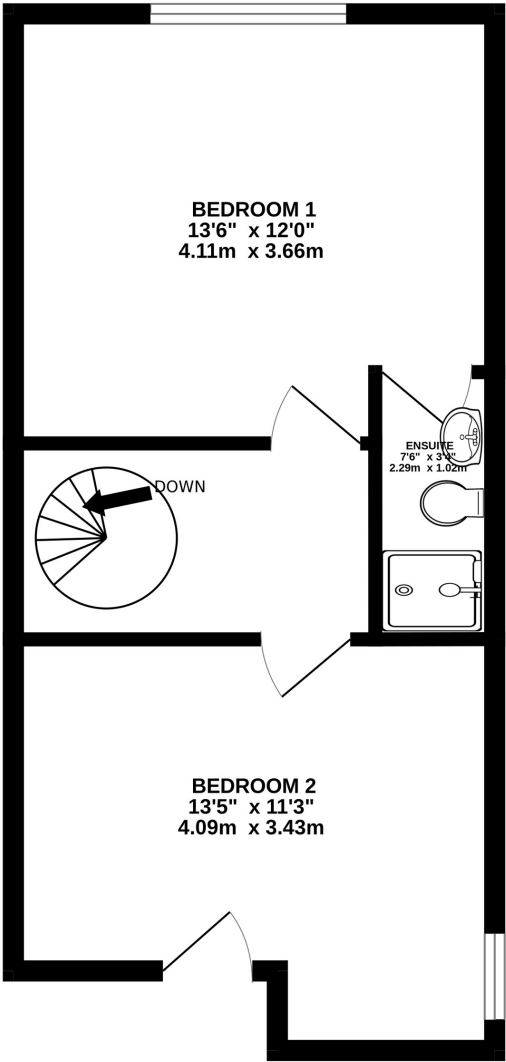
Externally, the apartment also benefits from a private allocated parking space.



FIRST FLOOR  
373 sq.ft. (34.6 sq.m.) approx.



SECOND FLOOR  
373 sq.ft. (34.6 sq.m.) approx.





9 Albert Street, Harrogate  
North Yorkshire HG1 1JX  
Sales: 01423 503076 Lettings: 01423 530744

[WWW.NICHOLLSTYREMAN.COM](http://WWW.NICHOLLSTYREMAN.COM)

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.