



FLAT 17, CECIL COURT
107 VALLEY DRIVE
HARROGATE, HG2 0JR



**NICHOLLS
TYREMAN**

FLAT 17 | CECIL COURT | 107 VALLEY DRIVE | HARROGATE | HG2 0JR

A fantastic opportunity to purchase this spacious raised ground floor flat which occupies an enviable position across from the popular Valley Gardens in Harrogate. The property offers smart open plan living, two doubles bedrooms and an outlook over one of the lovely entrances for the Valley Gardens just a short walk from Harrogate Town Centre.

Entrance Hall | Open Plan Living/Kitchen/Dining Space

Two Double Bedrooms | En-Suite Bathroom | House Shower Room

Council Tax: D | Energy Rating: D | Tenure: Leasehold

£240,000





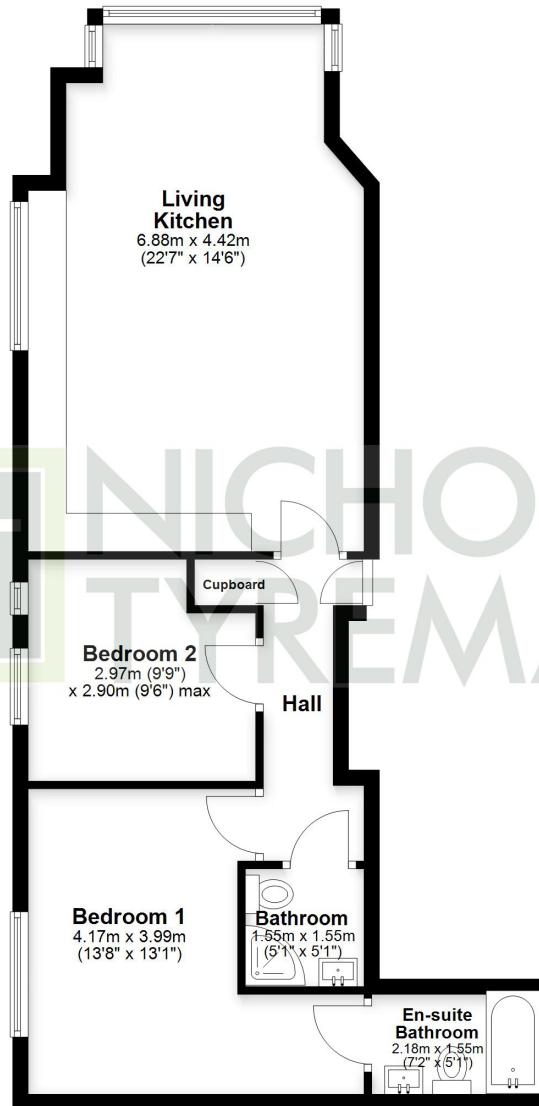
The property is offered with electric central heating and double glazing throughout and briefly comprises; keypad entry into communal entrance hall leading to the front door, open plan kitchen/dining/living space with fitted kitchen units, built in appliances, laminate wood flooring and a lovely bay window to allow in natural light and take in the lovely view. There are two double bedrooms, one offered with an en-suite bathroom and a main bathroom for the flat.

This flat would work fantastically as a lock up and leave home, buy-to-let investment or indeed a permanent residence.



Ground Floor

Approx. 66.1 sq. metres (711.2 sq. feet)



Total area: approx. 66.1 sq. metres (711.2 sq. feet)

This plan is for illustrative purposes only and is not to scale.
All measurements are approximate
Plan produced using PlanUp.

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

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.