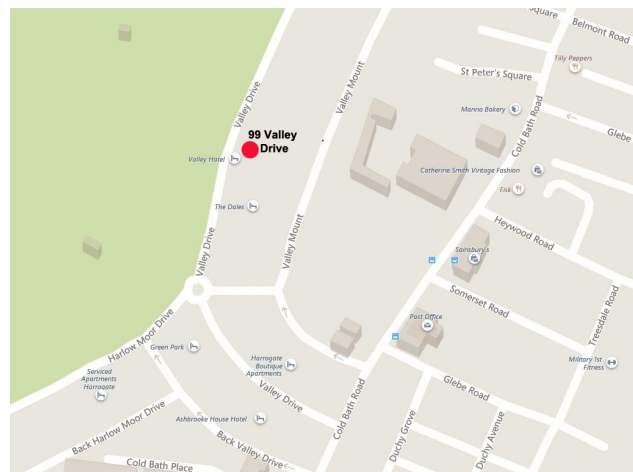
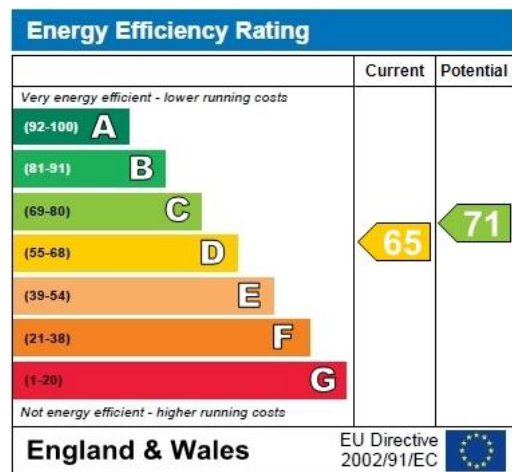


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Viewing arrangements

Strictly by appointment through Myrings
Telephone 01423 566400
Email enquiries@myringsestateagents.com

Directions

From the Prince of Wales roundabout proceed along West Park at the side of the Stray Parkland turning left down Montpellier Hill. At the roundabout continue into Royal Parade then turn left into Valley Drive where number 99 can be found just before the roundabout on the left hand side.



4a, 99 Valley Drive, Harrogate

£275,000

MYRINGS

Harrogate's Leading Family Estate Agent



This individual duplex apartment occupying the top two floors of a converted period building overlooks Harrogates Valley Gardens. The position is both private and quiet and offers impressive space including three bedrooms with the added benefit of an outdoor roof terrace.

The accommodation will mostly appeal to young professionals, couples and those wanting a secure lock up and leave. Entered via recently redecorated communal areas, the apartment, with secure entry phone, opens to a private staircase which ascends to the hallway with floor level lighting. The living space reveals an open plan layout large enough to accommodate lounge and dining furniture, with parquet flooring and modern fitted high gloss kitchen units. Being on the top floor of the building means the natural light is excellent with the outlook to the front being over tree tops and the award winning Valley Gardens. There is a most useful large storage cupboard which is often lacking in apartment living. There are two bedrooms on this level, one being a double and the other a well proportioned single or office.

The house bathroom is finished with full height travertine marble, separate large shower enclosure and whirlpool bathtub. A feature staircase leads up to the master bedroom with en-suite wet room, and french doors that open out to the unique sun terrace with far reaching views over Harrogate's town centre roof tops.

Valley Drive is a highly desirable address close to Harrogate's town centre and overlooking the award winning Valley Gardens. Excellent local shopping is within moments walk and the nearby town centre offers many attractions such as boutique shopping and an excellent range of restaurants and bars. The town is also renowned for it's reputable schools for all ages which are all within a short commute. Transport links are most accessible with the train line running to the main stations at York and Leeds from the town centre, the A1M linking into the national motorway network only 8 miles away, and Leeds Bradford International Airport a mere twenty minutes drive.



Bus
2 minutes by foot



Main Roads
A61 0.4 miles
A1M 12.5 miles



Train
Harrogate 0.9 miles



Airport
Leeds Bradford 12.5 miles

Fixtures & fittings
Furnishings are not part of the sale and must be considered and negotiated separately.

Rating Authority
Harrogate Borough Council Tax Band C

Services
All mains services are connected to the property.
Service charge: £400 p/year
Ground rent: N/A
Lease term: 999 years

Tenure
Leasehold