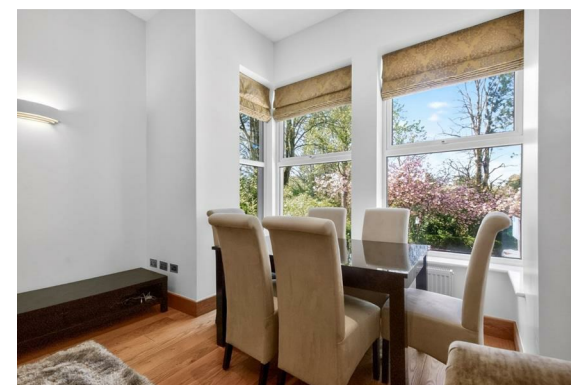
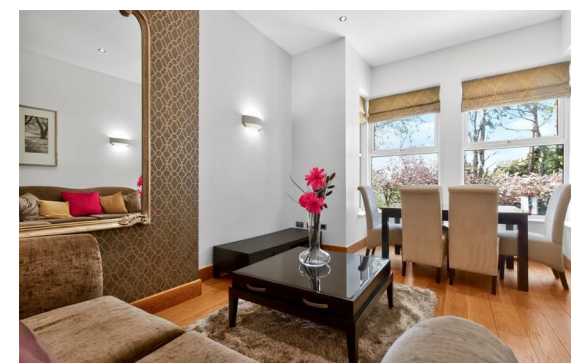




Valley Drive, Harrogate, HG2 0JP

- NO ONWARD CHAIN
- Bright and airy living space with large windows
- Stunning views over Valley Gardens
- Short walk to Harrogate town centre
- Early viewing highly recommended
- Open-plan kitchen, lounge & dining area
- Allocated off-street parking space
- Two spacious double bedrooms
- Close to Cold Bath Road amenities
- Council Tax Band B

Guide Price £325,000



Valley Drive, Harrogate, HG2 0JP

DESCRIPTION

Located on Valley Drive, this delightful ground floor apartment offers a perfect blend of comfort and convenience. Boasting two spacious double bedrooms, this property is ideal for couples, small families, or those seeking a serene retreat in a vibrant town.

As you enter, you are welcomed into an inviting open plan kitchen, lounge, and dining area, creating a warm and sociable atmosphere. This layout is perfect for entertaining guests or enjoying quiet evenings at home. The space is further enhanced by solid wooden flooring and large windows that allow natural light to flood in, adding to the sense of openness and warmth. The kitchen itself benefits from brand new integrated appliances, offering both style and practicality.

The apartment features a well-appointed bathroom, complete with underfloor heating, with the same luxury extending into the kitchen for added comfort. A modern TV/video entry security system provides additional peace of mind.

Additionally, a designated parking space at the rear of the property offers the convenience of off-street parking, a valuable asset in this sought-after location.

One of the standout features of this property is its stunning view over the famous Valley Gardens, offering a picturesque backdrop to your daily life. The gardens are a lovely spot for leisurely strolls, picnics, or simply enjoying the beauty of nature.

Moreover, the apartment is just a short walk from Harrogate town centre and Cold Bath Road, where you will find an array of charming cafes, shops, and local amenities. This prime location allows you to enjoy the best of both worlds; the tranquility of garden views and the vibrant atmosphere of town life.

EPC
Energy Rating C
This property produces 2.5 tonnes of CO2

Material Information - Harrogate
Tenure Type: Leasehold
Council Tax Banding: B

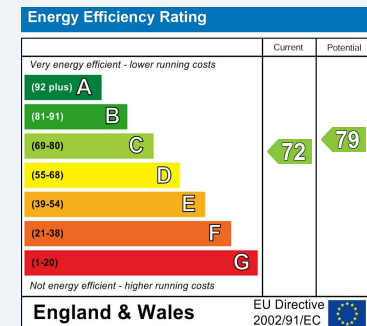






ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Viewings

Please contact harrogate@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.



Regents House, 13-15 Albert Street, Harrogate, HG1 1JX
Tel: 01423 536222 Email: harrogate@hunters.com <https://www.hunters.com>

