



## Flat 2, 138 Valley Drive, Harrogate

Offers Over £310,000



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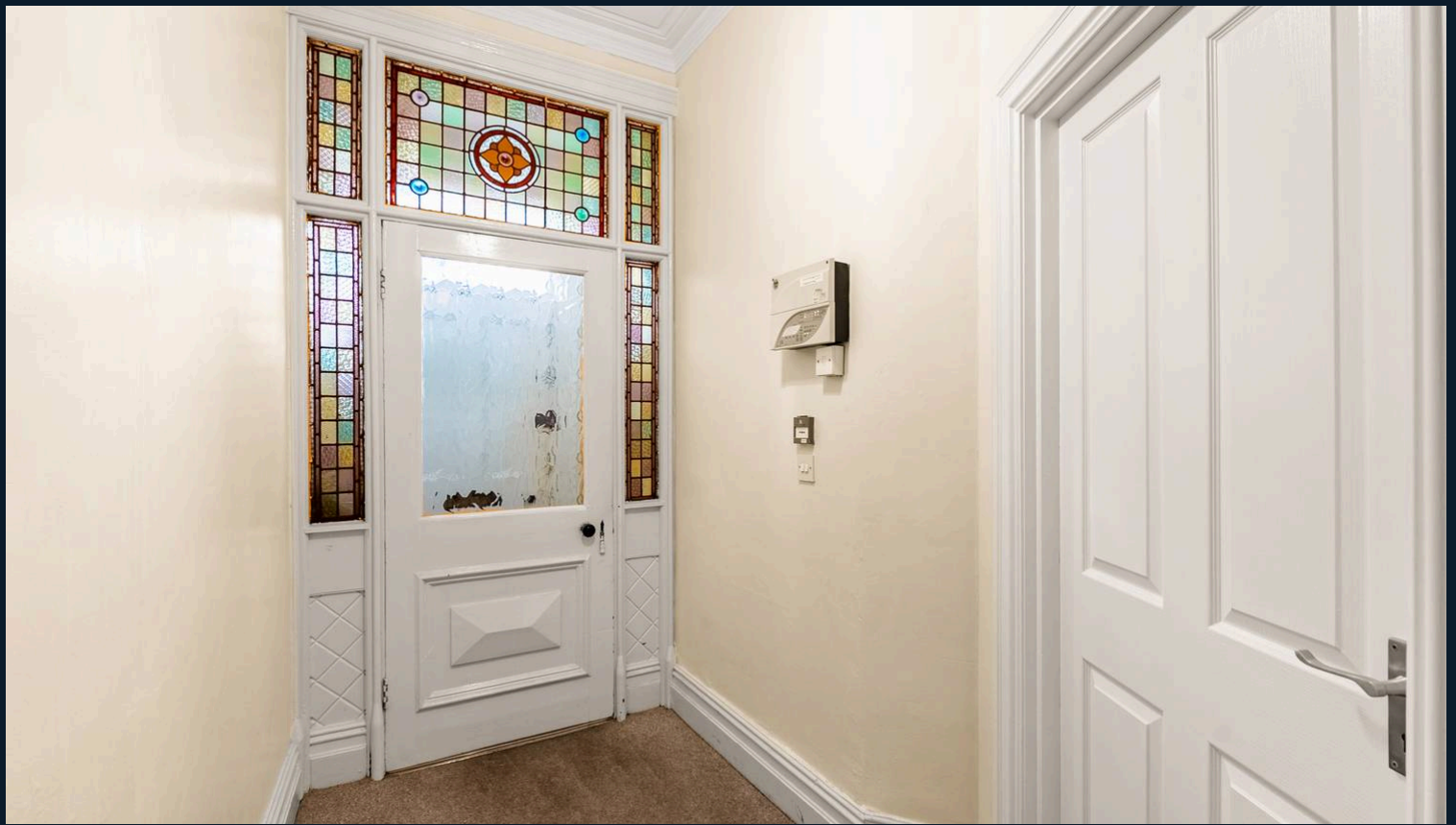
A stunning, newly renovated, two bedroom ground floor apartment finished to an exceptional standard, forming part of an attractive period stone building and benefitting from private rear entrance and parking.

Ideally positioned close to Valley Gardens, just a short stroll from Cold Bath Road and within easy walking distance of Harrogate town centre, the apartment enjoys one of Harrogate's most desirable settings, perfectly combining elegant character with modern convenience in the heart of town.

EPC: D

Council Tax: B

Leasehold

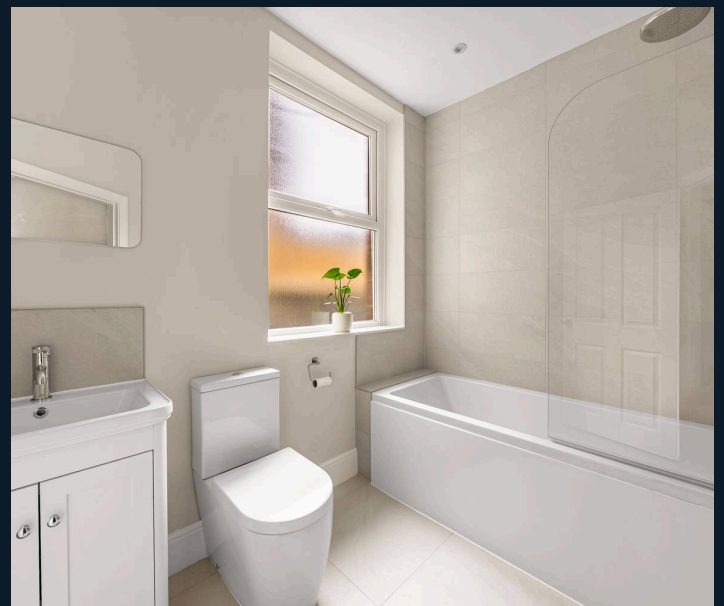


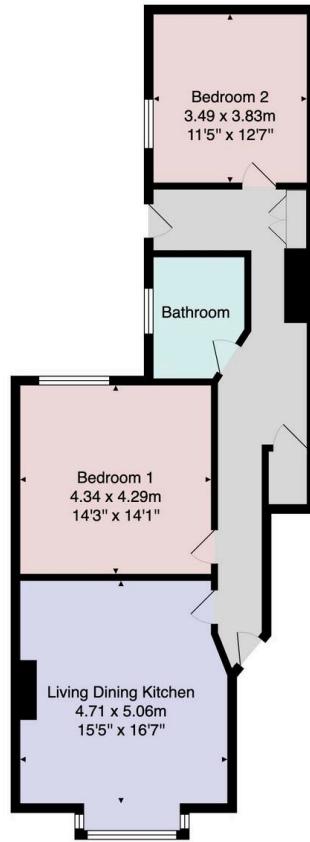
The impressive open-plan living/kitchen area is a superb, light-filled space featuring high ceilings with ornate cornicing and a large bay window that floods the room with natural light. The stylish shaker kitchen has been recently fitted and has quartz worktops, new, premium range integrated appliances and a peninsula breakfast bar, perfectly designed for both everyday living and entertaining. Quality wood flooring and recessed lighting complete this elegant room, seamlessly blending period charm with contemporary design.

The substantial principal bedroom is a beautifully proportioned double room, finished in soft neutral tones with quality fitted carpeting and a stylish column radiator, creating a calm and inviting retreat. A further generous double bedroom offers excellent natural light and versatility, ideal as a guest bedroom, home office or additional reception space. The contemporary house bathroom is stylishly appointed with a modern white suite comprising a panelled bath with glazed shower screen and rainfall shower over, low flush WC and vanity unit with inset wash basin. Elegant porcelain tiling, premium fittings and a heated chrome towel rail ensure the exceptional standard continues throughout.

A welcoming entrance hall with quality wood flooring provides access to all principal rooms and reinforces the apartment's well-considered layout. A floor to ceiling fitted cupboard offers excellent storage and space/plumbing for a washing machine or washer drier. It also houses a new combi-boiler which feeds new, Victorian style, column radiators throughout the apartment.

To the rear of the property there is a private entrance with its own parking space and a paved area for outdoor seating.





Total Area: 83.0 m<sup>2</sup> ... 894 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

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