



## 1 Wellington Court Valley Mount, Harrogate

£150,000 Offers Over



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A spacious purpose-built one-bedroom ground floor apartment, finished to a very high standard throughout, ideally situated in the highly sought-after Cold Bath Road area of Harrogate.

The property forms part of a desirable and well-maintained development and offers light, spacious and well-presented accommodation throughout. A communal entrance hall leads into the apartment, where a generous sitting room provides a bright and welcoming living space. A large window allows for an abundance of natural light, while an elegant feature fireplace with inset electric fire creates an attractive focal point, making the room ideal for both relaxing and entertaining.

Externally, the property enjoys well-maintained communal gardens, predominantly laid to lawn and enhanced by a variety of mature trees and decorative shrubs, creating an attractive and established setting. The apartment also benefits from one allocated parking space.

Occupying a delightful position within this popular and well-established residential area, the apartment is within easy walking distance of fashionable Cold Bath Road, which offers an excellent range of independent shops, cafés and restaurants. The elegant town centre is also just a short distance away, providing a wider selection of amenities. The property is further enhanced by excellent road and rail links, offering convenient access to the region's major commercial centres.

Council Tax band: B Tenure: Leasehold EPC Energy Efficiency Rating: D

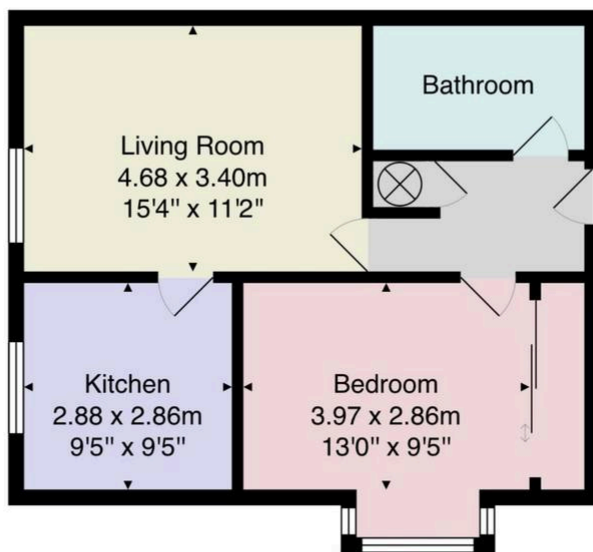


The modern fitted kitchen is thoughtfully designed in an L-shaped layout, featuring a range of cream shaker-style wall and base units complemented by contrasting worktops and a stylish stainless steel splashback. Integrated appliances include an electric oven with hob and extractor hood, along with space and plumbing for additional appliances. A window above the sink allows for natural light and a pleasant outlook.

The bathroom is fitted with a modern white suite comprising a panelled bath with shower over, pedestal wash hand basin and low-level WC. Fully tiled in neutral tones, the space is both practical and easy to maintain, with additional storage provided by a wall-mounted mirror cabinet and shelving.

The double bedroom is well-proportioned and benefits from a wide bay window, enhancing both light and space. Fitted mirrored wardrobes provide excellent storage while adding to the sense of openness. The room is finished in soft neutral tones, creating a calm and comfortable environment.





Total Area: 51.0 m<sup>2</sup> ... 549 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

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