



Wellington Court Valley Mount, Harrogate HG2 0NH

welcome to

Wellington Court Valley Mount, Harrogate

A very well presented modern two bedroom first floor apartment with allocated parking space in a much sought after location. Perfectly positioned to enjoy some of Harrogate's most sought-after surroundings: Valley Gardens, Cold Bath Road and The Town Centre.

Ground Floor Communal Entrance

This welcoming communal entrance provides access to the building.

First Floor Entrance Hall

This private entrance to the apartment has a secure entrance and access to all rooms.

Lounge

A spacious lounge with an electric radiator and side facing double glazed windows allowing natural light to flood the room.

Kitchen

This stylish kitchen is fitted with a range of modern wall and base units with co-ordinated work surfaces, inset sink and drainer, electric hob with extractor over, integrated electric oven, washing machine, dishwasher and fridge freezer, electric radiator and a front facing double glazed window.

Bedroom One

A good sized double bedroom with a front facing double glazed window and an electric radiator.

Bedroom Two

A second double bedroom with a rear facing double glazed window and an electric radiator.

Bathroom

This well presented bathroom is fitted with a bath with shower over, WC, wash basin, part tiled walls, heated towel rail and a side facing double glazed window.

Exterior

The property is set within well maintained gardens

and benefits from an allocated parking space.

Agents Note:

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





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Wellington Court Valley Mount, Harrogate

- Two Bedroom First Floor Apartment
- Modern decor throughout
- Allocated Parking Space
- Well maintained communal gardens
- No Onward Chain

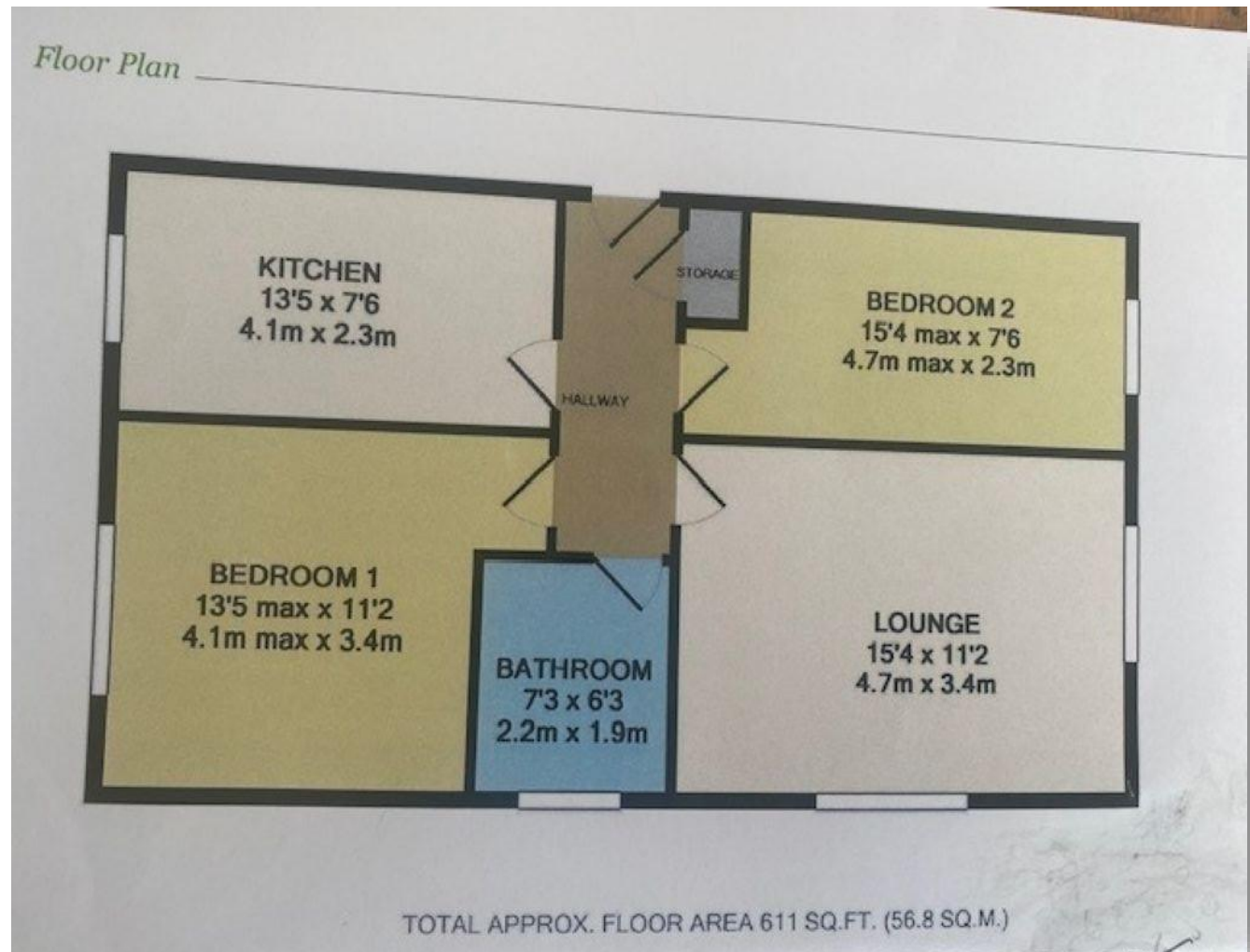
Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: 1000.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£250,000



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Property Ref:
HRG107845 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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