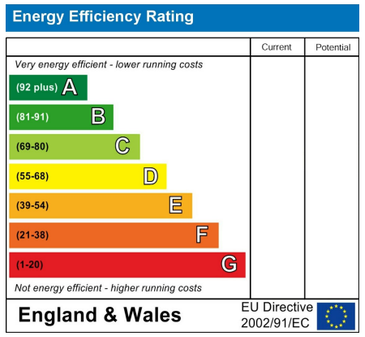
## *Floor Plan*

## *Energy Performance Certificate*




## *Directions*

Proceed along Valley Drive away from Harrogate town centre where you will come to a mini roundabout, take the third exit onto Harlow Moor Drive, continue up the hill where the property will be on your left hand side clearly marked by a Hopkinsons For Sale board.

Council Tax Band D  Tenure Freehold

**Agents Notes**
We do not set out to avoid our civil and criminal liabilities by using clever use of word or photography however it is not always possible for us to guarantee that everything in our sales material is accurate. We strongly recommend that prospective purchasers seek their own professional advice. No responsibility can be accepted for any expenses incurred by intending Purchasers. We do not check or guarantee the condition of appliances, services or equipment. Equally any verbal statement from our staff forms no point of a contract. If you require written confirmation on any point we will gladly assist.

# *£475,000*

*Flat 1, 18 Harlow Moor Drive, Harrogate, HG2 0JX*

3 Bedroom Apartment - Duplex

***A very well presented three bedroomed duplex apartment offering spacious living accommodation with character features benefitting from a superb location over looking the Valley Gardens just off Cold Bath Road and within walking distance of Harrogate's town centre. NO ONWARD CHAIN.***

HOPKINSONS
ESTATE AGENTS

16 Princes Street, Harrogate, HG1 1NH
Telephone: 01423 501 201
info@hopkinsons.net

*Description*

## The Property

With gas fired central heating the living accommodation comprises; secure communal entrance, private entrance hallways with separate w/c, a spacious bay fronted lounge with double doors leading to the dining room and kitchen which creates a lovely entertaining space. The kitchen includes 5 ring gas hob with extractor, double ovens, integrated dishwasher space for an American fridge freezer and a rear access door leading out into the courtyard garden. There is a a useful utility cupboard which houses the washing machine.

At lower ground floor level the hallways leads to the master bedroom with ensuite shower room including a walk in shower, w/c and hand basin. There is also a walk in wardrobe and a useful storage cupboard. Second and third good sized bedrooms and a modern house shower room.

AGENTS NOTES: The property is currently being run as a successful holiday let please call 01423 501201 for further details. The vendors own the Freehold.

## Outside

Outside to the front of the property there is unrestricted on street parking and to the rear is a courtyard garden where you could creating a pleasant seating area. There is also space for parking to the rear of the property on Back Harlow Moor Drive.

## Surrounding Area

Benefiting from a superb location with a range of shops, a bakery, deli's, coffee shops, bars, restaurants, Primary and Secondary schooling options close by, the Valley Gardens and also Harrogate's town centre which also has a wide range of shops, restaurants, bars and great transport links to Leeds, York and London.