

Total area: approx. 70.1 sq. metres (754.7 sq. feet)

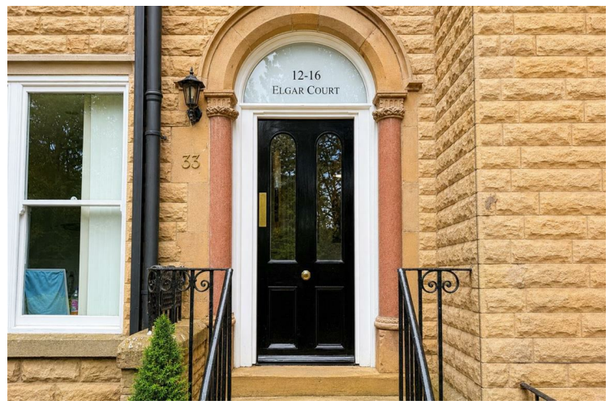
This plan is for illustrative purposes only and is not to scale.
All measurements are approximate
Plan produced using PlanUp.

9 Albert Street, Harrogate
North Yorkshire HG1 1JX
Sales: 01423 503076
Lettings: 01423 530744

These particulars are given as guidance only and are expressly excluded from any contract. They give no warranty as to the condition or description and any recipient must satisfy himself on all matters stated herein. The property is offered subject to contract and to its being unsold and unlet. Appointments for viewing and contract of all negotiations shall be through Nicholls Tyreman Estate Agent.

NICHOLLS TYREMAN







29-35 Valley Drive
Harrogate

£1,100 Per Month

Located on the highly sought after Valley Drive in Harrogate, this two-bedroom duplex apartment offers modern, flexible living just moments from the town's renowned parks, boutique shops, and restaurants.

Set within a well maintained building, the apartment is accessed via a shared entrance vestibule with a secure intercom system, with flat access available on the first floor via either stairs or lift.

The property opens into an entrance hall with a useful storage cupboard and a well-appointed house bathroom with full-sized bath. To the rear of the apartment is a generous open plan living and kitchen area, complete with contemporary fitted units and integrated appliances, creating a bright and sociable space.

A striking spiral staircase leads to the upper level, where two bedrooms are located. The main bedroom is a spacious double with a modern en-suite shower room.

Externally, the apartment also benefits from a private allocated parking space.

2 Bedrooms

1 Reception Room

2 Bathroom

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DIRECTIONS - HG2 0JN

COUNCIL TAX

The property has been placed in band E.

TENURE

The tenure of the property is



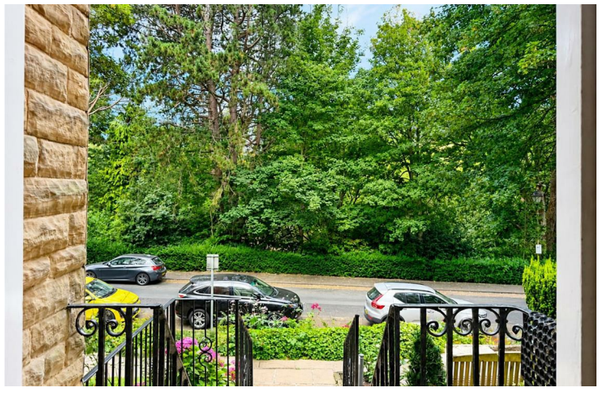




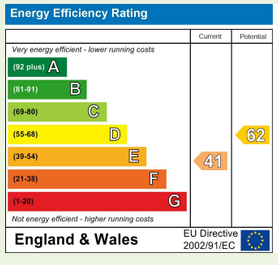


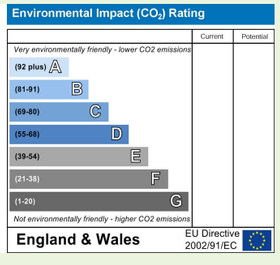






EPC RATING:





APPROXIMATE DISTANCES

Town Centre	1.9 miles
Railway Station	1 mile
Bus Route	400 metres
Airport	12 miles