



Valley Gardens Court, 9-11 Valley Drive, Harrogate, HG2 0JJ

- Town centre location
- Off road parking on a first come first served basis
- Round the corner from Cold Bath Road
- Available from October
- Over looking the delightful Valley Gardens
- Two double bedrooms
- Lift access to all floors & stairs to rear

£1,200 Per Month



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DESCRIPTION

An attractive two double bedroom third floor flat, with views over the delightful Valley Gardens.

Located within close proximity of the town centre and popular Cold Bath Road which offers a wide selection of independent shops, cafes and restaurants.

The accommodation comprises:

Communal hallway with lift to all floors and stairs from the rear

Private hallway with study area

Living room

Modern re-fitted kitchen with oven, hob and washing machine included

Two double bedrooms

Modern bathroom with shower over bath

Outside are communal gardens and on street permit parking to the front. To the rear is off street parking on a first come first served basis.

Available from October | Unfurnished | EPC Rating D | Council Tax Band B





Energy Rating		
	Current	Potential
Running costs		
		84
	65	
D		
E		
F		
G		
Running costs		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂)	
Very environmentally friendly - lower CO ₂ emissions	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	



TOTAL APPROX. FLOOR AREA 730 SQ.FT. (67.8 SQ.M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewings

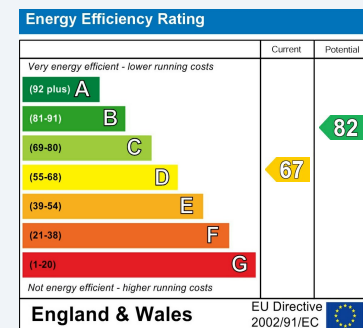
Please contact harrogatelettings@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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