







Valley Drive, Harrogate, HG2 0JP

- NO ONWARD CHAIN
- Over 1,300 sq ft of accommodation
- Attractive Victorian conversion
- Close to the town centre & Cold Bath Road
- Over 1,300 sq ft of living space
- Impressive three-bedroom top-floor apartment
- Large lounge overlooking the Valley Gardens
- Balcony seating area
- Share of residents parking

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Guide Price £350,000

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DESCRIPTION

OFFERED FOR SALE WITH NO ONWARD CHAIN. This impressive three-bedroom top-floor apartment forms part of an imposing Victorian conversion, enjoying a superb position overlooking the award-winning Valley Gardens.

Offering over 1,300 sq ft of spacious and contemporary accommodation, the property also benefits from the rare addition of a private rooftop balcony. Accessed via well-maintained and secure communal areas, the apartment opens into a welcoming reception hall. To the front elevation is a spacious sitting room featuring an attractive period fireplace and enjoying far-reaching, leafy views across Valley Gardens. To the rear is an impressive fitted kitchen with a range of units and a useful separate utility room, with a door leading directly onto the private rooftop balcony, providing an ideal space for al fresco dining and enjoying the sunshine throughout the day. There are two generous double bedrooms, with the principal bedroom benefiting from a stylish tiled ensuite, together with a third well-proportioned bedroom, ideal for use as a home office or study. A further stylish shower room completes the accommodation.

The property also benefits from secure communal entrance, residents' off-street parking to the rear of the building and the rare addition of a private rooftop balcony. EPC Rating: E.







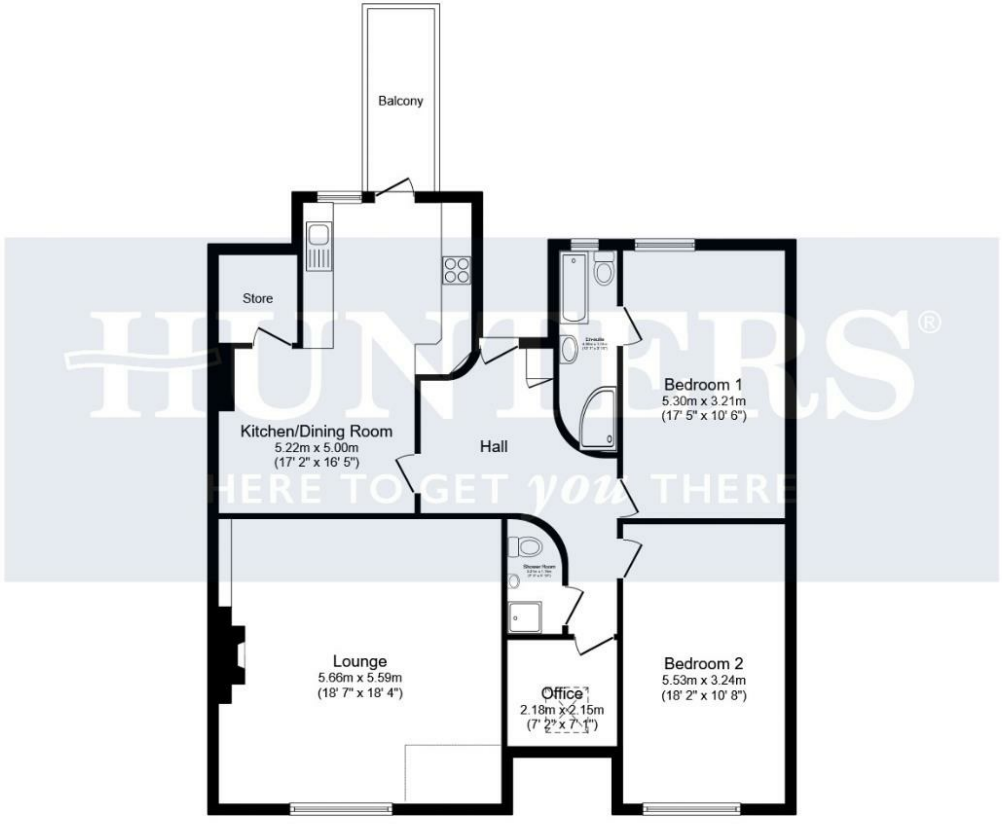












Total floor area 119.0 sq.m. (1,281 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by propertybox.io

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Viewings

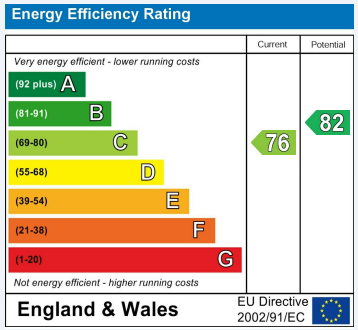
Please contact harrogate@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

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.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

The Property Ombudsman

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