



## Valley Drive, Harrogate, HG2 0JP

- NO ONWARD CHAIN
- Enjoys beautiful views over Valley Gardens
- Recently updated throughout to a high standard
- Private entrance hall with a secure entry phone system
- Early viewing highly recommended

- Stylish two-bedroom apartment occupying part of an elegant Victorian property
- Prime location, just a short walk from Cold Bath Road
- Features double glazing, solid oak internal doors, and gas central heating
- Open-plan living and dining area with solid oak flooring and balcony access
- Council Tax Band B

**Guide Price £250,000**

# Valley Drive, Harrogate, HG2 0JP

## DESCRIPTION

NO ONWARD CHAIN. This stylish two-bedroom second-floor apartment has been tastefully updated and occupies part of an elegant Victorian property, enjoying delightful views over the award-winning Valley Gardens. Perfectly positioned, it's just a short stroll from the vibrant Cold Bath Road area with its cafés, shops, and restaurants.

The apartment benefits from double glazing, solid oak internal doors, and gas central heating. Inside, residents are welcomed by a spacious and well-maintained communal entrance hall, with stairs leading to the second-floor landing. From here, a private entrance hall with an entry phone system gives access to the accommodation.

The first bedroom overlooks the rear of the property, while the second is generously sized and complemented by a contemporary bathroom finished in porcelain tiles, featuring underfloor heating for added comfort.

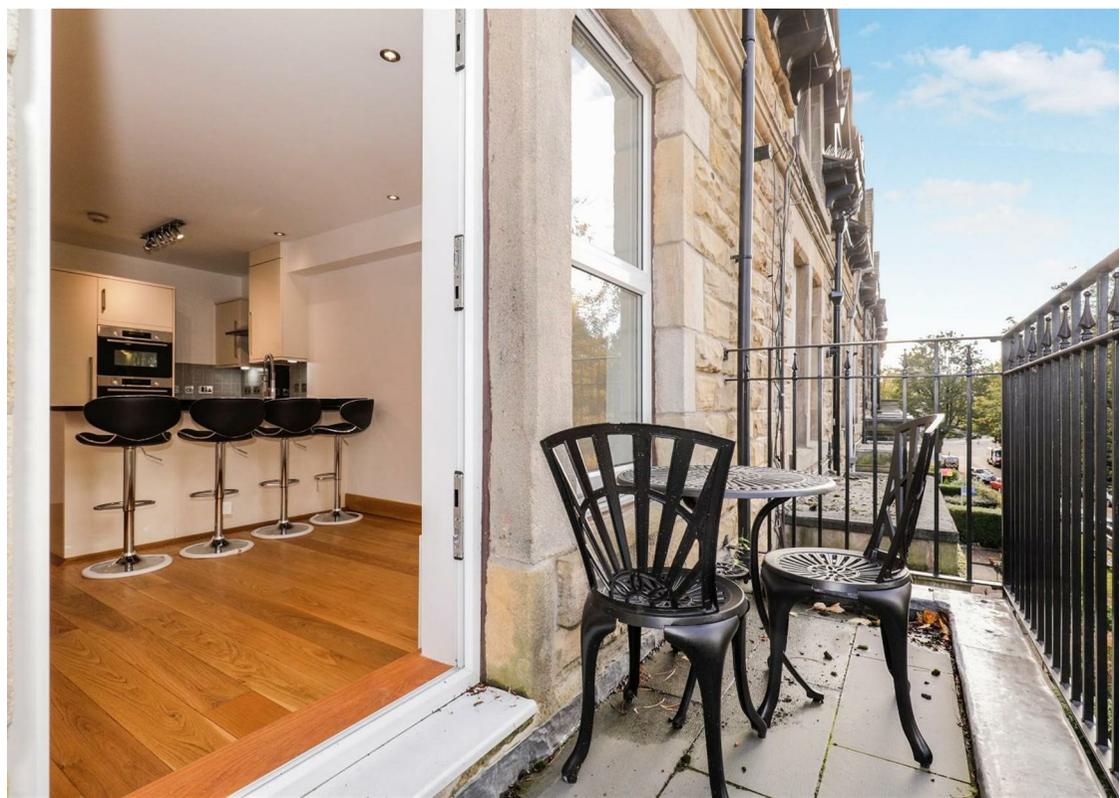
The open-plan living and dining area is beautifully presented with solid oak flooring and access to a balcony that fills the space with natural light. The adjoining kitchen is designed with modern living in mind, showcasing tiled flooring, underfloor heating, sleek dark granite worktops, and brand-new integrated appliances.

For convenience, on-street resident permit parking is available at both the front and rear of the building.

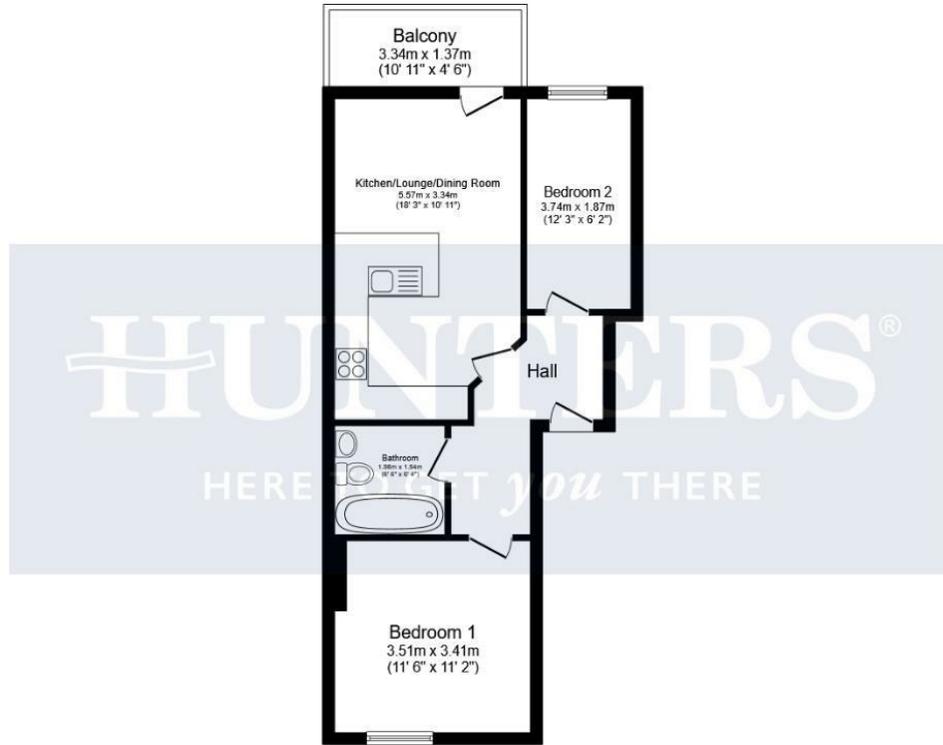


EPC  
Energy rating B  
This property produces 1.2 tonnes of CO2

Material Information - Harrogate  
Tenure Type: Leasehold  
Leasehold Years remaining on lease: TBC  
Leasehold Annual Service Charge Amount - pro rata sum to cover property insurance £535  
Leasehold Ground Rent Amount - Peppercorn  
Council Tax Banding: B



Flat 4, 79 Valley Drive, Harrogate, HG2 0JP



**Third Floor**  
Floor area 48.8 sq.m. (525 sq.ft.)

Total floor area: 48.8 sq.m. (525 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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 www.Propertybox.io



**Viewings**

Please contact [harrogate@hunters.com](mailto:harrogate@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

**Valuations**

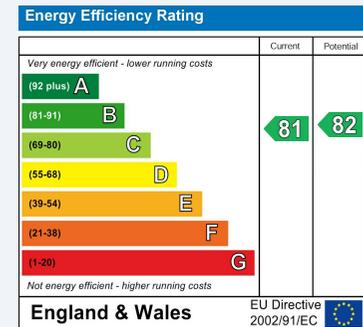
For a valuation of your property, please email the team with your property details, contact information and the times you are available.



Regents House, 13-15 Albert Street, Harrogate, HG1 1JX  
Tel: 01423 536222 Email: [harrogate@hunters.com](mailto:harrogate@hunters.com) <https://www.hunters.com>

**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.

