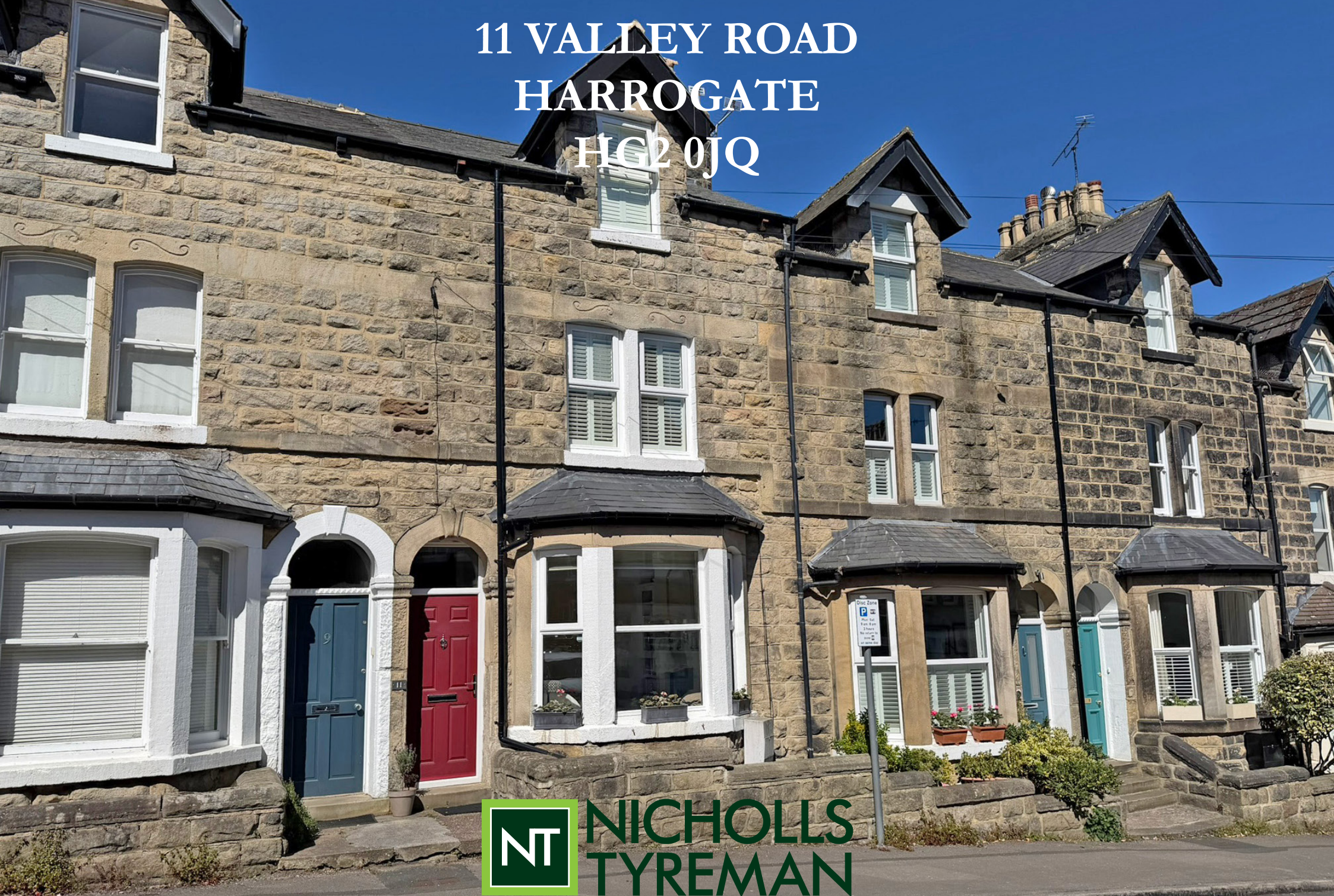


11 VALLEY ROAD  
HARROGATE  
HG2 0JQ



NICHOLLS  
TYREMAN



## 11 VALLEY ROAD | HARROGATE | HG2 0JQ

A beautifully presented stone-built terraced property located in the heart of Harrogate town centre, just off Cold Bath Road. The area offers a wide range of shops, cafés, and bars, along with the nearby Valley Gardens and well-regarded local schools, all within easy walking distance.

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Entrance Hall | Living Room | Dining Room | Kitchen

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Four Bedrooms | Bathroom | Shower Room

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Enclosed Courtyard

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Council Tax: C | Energy Rating: TBC | Tenure: Freehold

**£495,000**





The property truly requires an internal inspection to fully appreciate the beautifully appointed accommodation, having the benefit of double glazing, central heating and excellent built-in storage throughout.

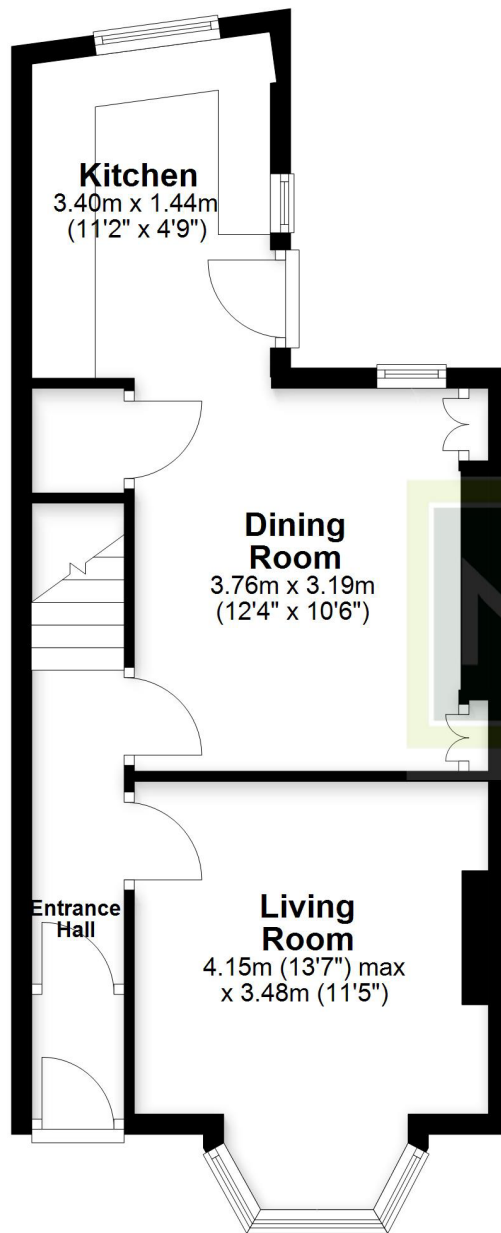
In brief, the accommodation comprises a vestibule with an attractive stained glass door leading into an entrance hall. The living room features a deep bay window, built-in cupboards and a feature fireplace, good size dining room and kitchen.

To the first floor, there is a beautifully presented bathroom with a standalone bath and underfloor heating, along with two double bedrooms. The second floor offers two further bedrooms and a separate shower room.

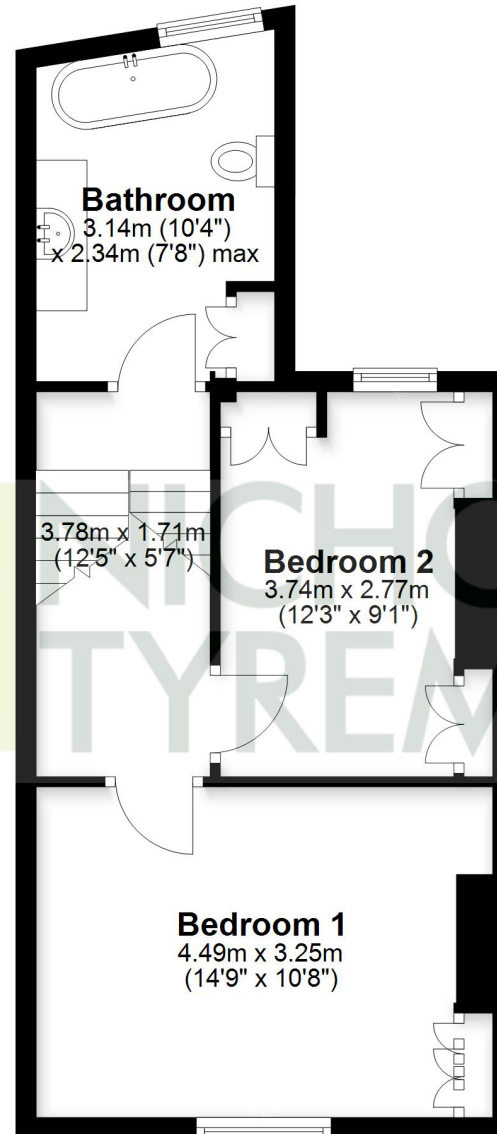
Externally, to the rear of the property, there is an enclosed courtyard with boundary fencing, raised flowering borders and a variety of established plants and specimen trees.



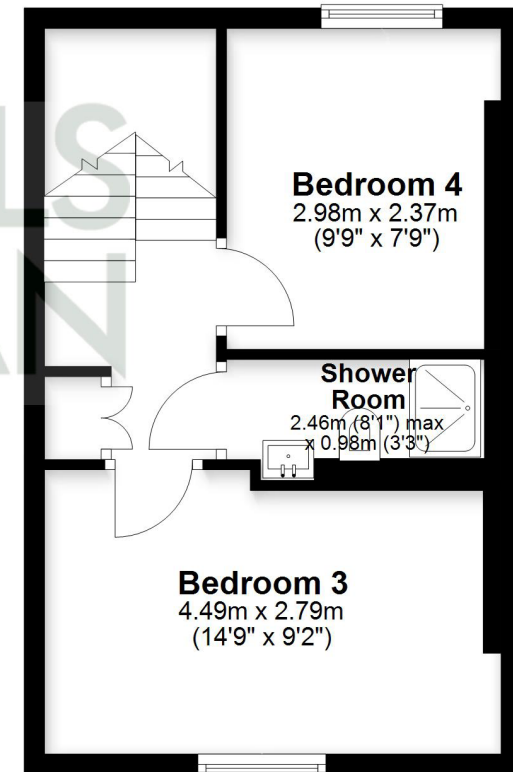
## Ground Floor



## First Floor



## Second Floor



Total area: approx. 111.6 sq. metres (1201.6 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

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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.