



## Valley Drive, Harrogate, HG2 0JP

- NO ONWARD CHAIN
- Enjoys picturesque views over Valley Gardens
- Presented to a high standard throughout
- Entrance hall with an entry phone system
- Early viewing highly recommended

**Guide Price £260,000**

- Beautifully refurbished two-bedroom first-floor duplex apartment
- Prime location, just a short walk from Cold Bath Road
- Benefits from double glazing, solid oak internal doors, and gas central heating
- Upper floor open-plan living and dining area
- Council Tax Band B

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# Valley Drive, Harrogate, HG2 0JP

## DESCRIPTION

**NO ONWARD CHAIN.** This beautifully refurbished two-bedroom first-floor duplex apartment occupies part of a elegant Victorian property, enjoying picturesque views over the award-winning Valley Gardens. Ideally located, it's just a short walk from the thriving Cold Bath Road area, known for its boutique shops, restaurants, and cafés.

The apartment benefits from double glazing, solid oak internal doors, and gas central heating. Residents are welcomed by an impressive and well-presented communal reception hall, with stairs leading to the first-floor landing and a private entrance hall complete with an entry phone system.

The first floor offers a well-proportioned main bedroom to the rear with a Juliet balcony, a second bedroom, and a stylish house bathroom finished in porcelain tiling and featuring underfloor heating.

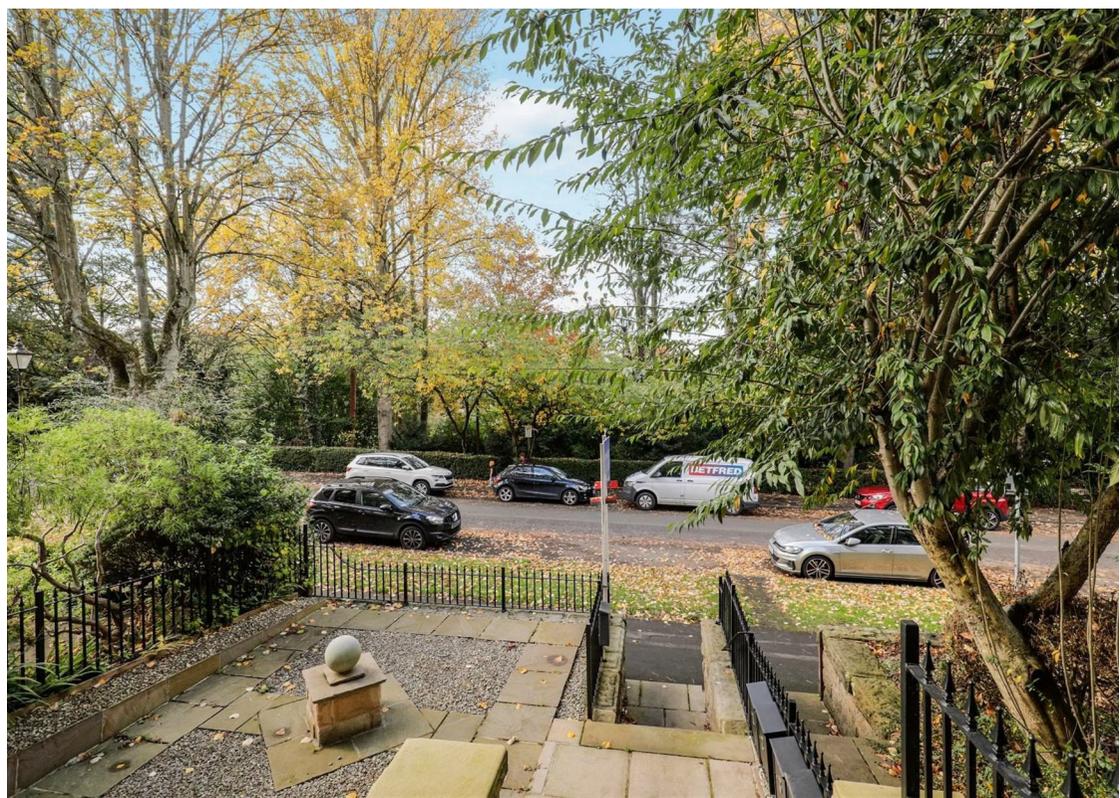
A staircase leads to the upper floor, where you'll find a bright open-plan living and dining area with solid oak flooring and a feature Juliet balcony that brings in plenty of natural light. The adjoining breakfast kitchen is designed for modern living, with tiled flooring, underfloor heating, sleek 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.

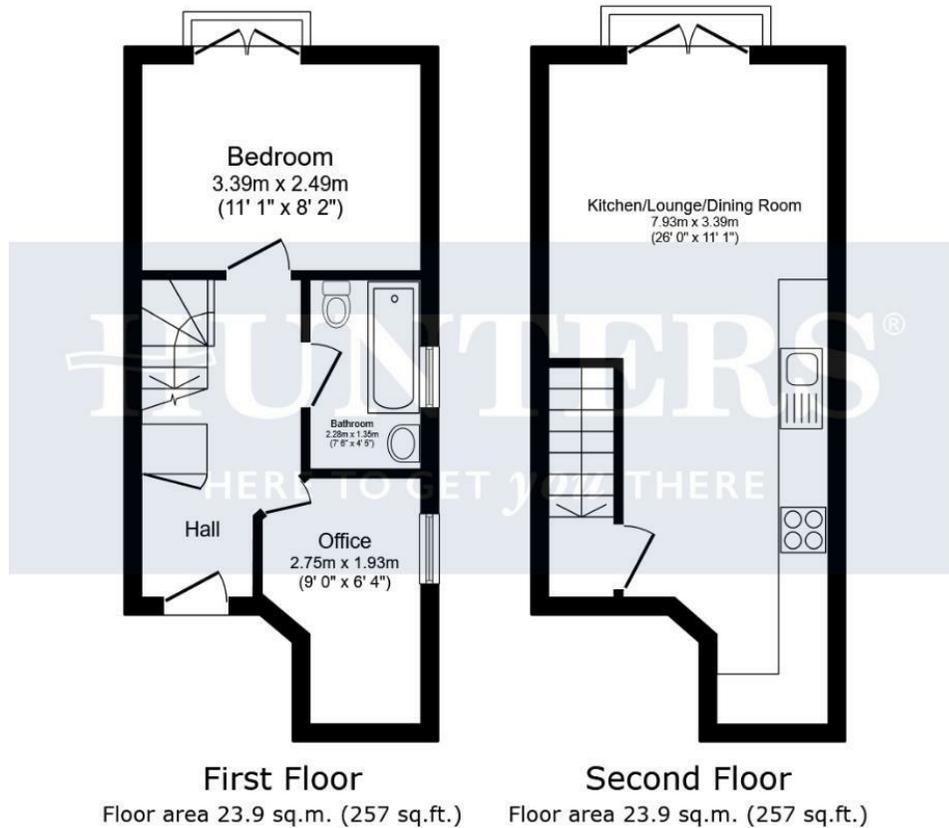


EPC  
Energy rating C  
This property produces 1.5 tonnes of CO2

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 2, 79 Valley Drive, Harrogate, HG2 0JP



Total floor area: 47.8 sq.m. (514 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

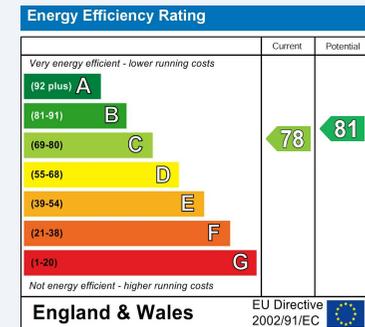
For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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.

