



**25 Valley Mount, HARROGATE**

**£400,000**



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**#DARINGTOBEDIFFERENT**



A well-presented and extended three-bedroom semi-detached home with home office, situated in this delightful and highly regarded location just off Cold Bath Road, close to the Valley Gardens and within easy walking distance of Harrogate town centre.

This superb property offers spacious and beautifully presented accommodation throughout, making it an ideal home for families or anyone seeking a convenient and well-connected location.

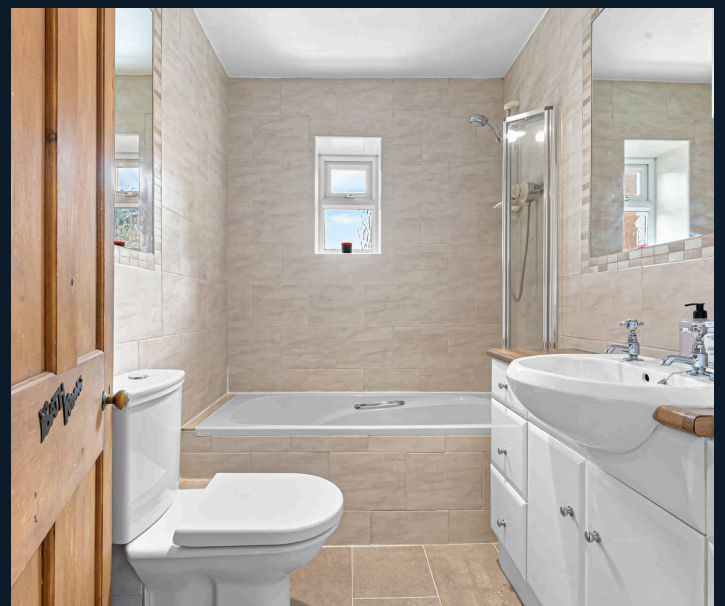
The property enjoys a prime location, benefiting from the wide range of amenities along Cold Bath Road, including shops, cafés, bars, and restaurants. It also falls within the catchment area for highly regarded primary and secondary schools, including Harrogate Grammar School and Western primary school, while also being conveniently close to the Valley Gardens and a short walk from Harrogate town centre.

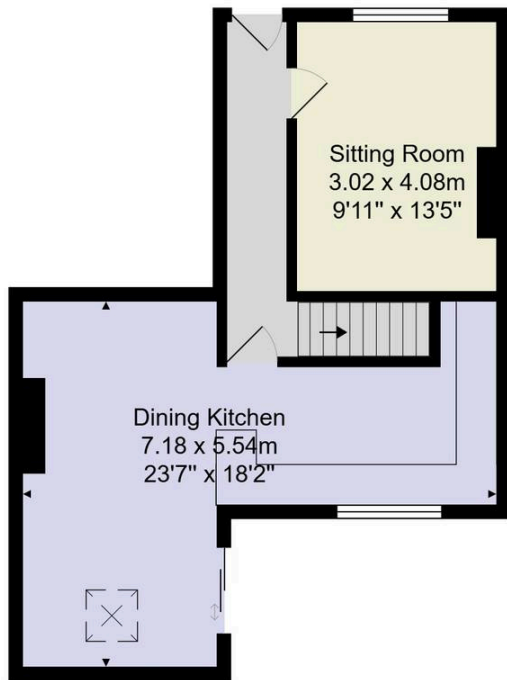


To the ground floor, the property features a welcoming sitting room together with a modern fitted dining kitchen, forming part of the extension and providing an excellent space for both everyday living and entertaining.

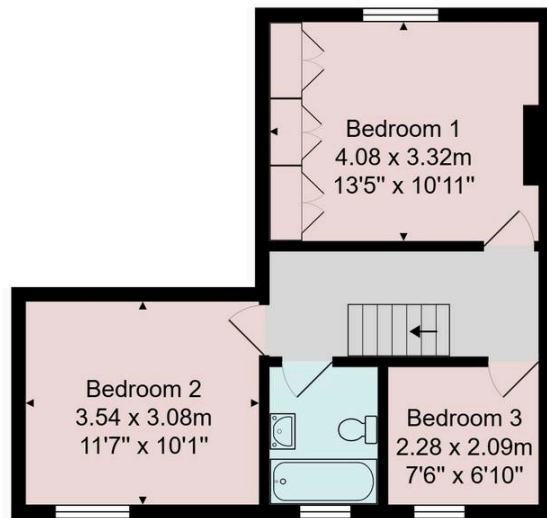
To the first floor are three well-proportioned bedrooms and a contemporary house bathroom.

Externally, the property benefits from a low-maintenance rear garden along with the added advantage of a separate home office, perfect for remote working or additional flexible space.





Ground Floor



First Floor

Total Area: 88.0 m<sup>2</sup> ... 947 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.

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