



## 31 Valley Mount, Harrogate

Harrogate

Guide Price £450,000



# MYRINGS





## 31 Valley Mount

Harrogate, Harrogate

A rare opportunity to purchase a substantial, extended five bedroom semi-detached home located on a highly sought-after road within a stone's throw of the award winning Valley Gardens and thriving Cold Bath Road for all your local amenities. The property offers flexible living ideal for multi-generational family living or income generating Air B&B with the rear extension being treated as a self-contained annexe.

Council Tax band: C

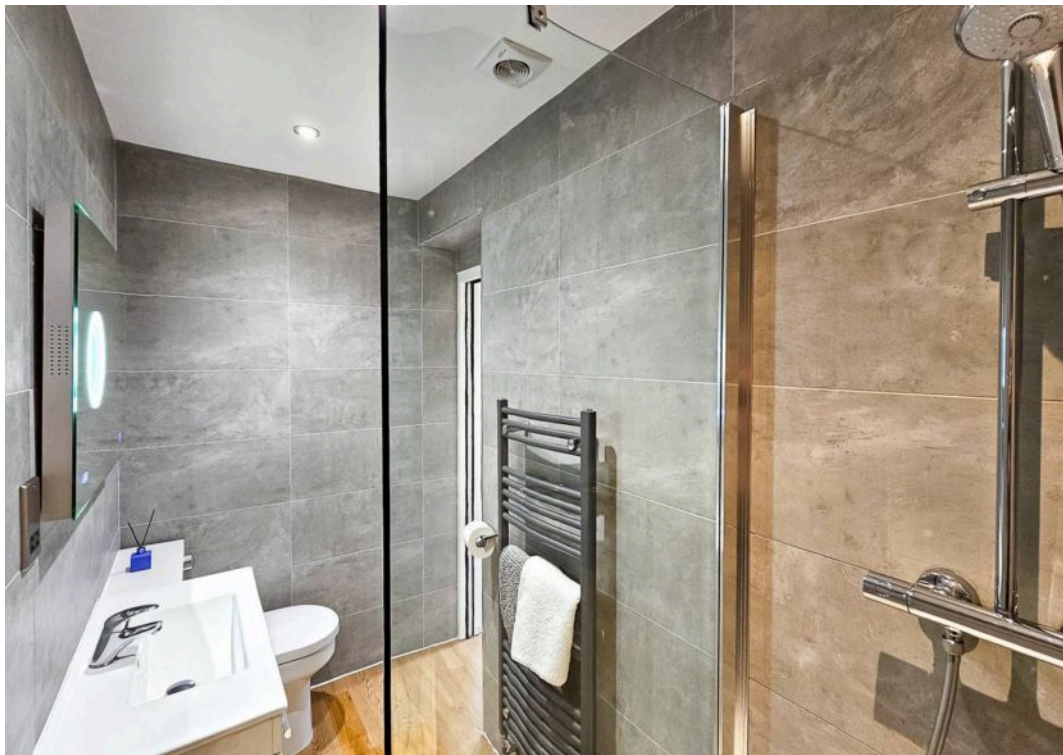
Tenure: Freehold

- SUBSTANTIAL FIVE BEDROOM SEMI
- SOUGHT-AFTER LOCATION WITHIN STONE'S THROW OF VALLEY GARDENS AND COLD BATH ROAD
- CURRENTLY ARRANGED AS TWO SUCCESSFUL HOLIDAY LETS - COULD ALSO BE HOUSE WITH ANNEXE FOR DEPENDENT RELATIVE
- OVER 1400 SQUARE FEET OF ACCOMMODATION

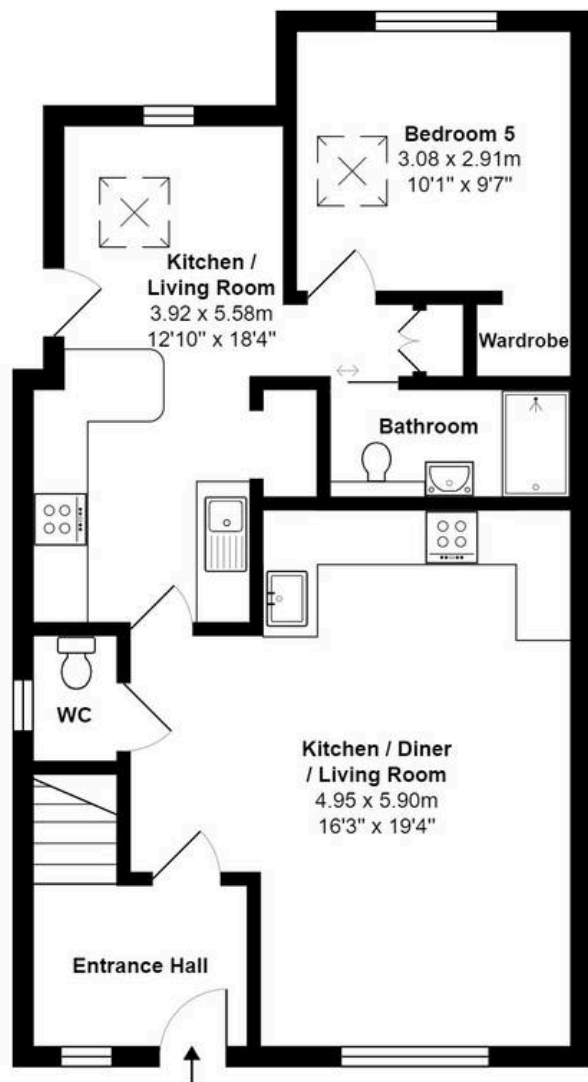


MYRINGS





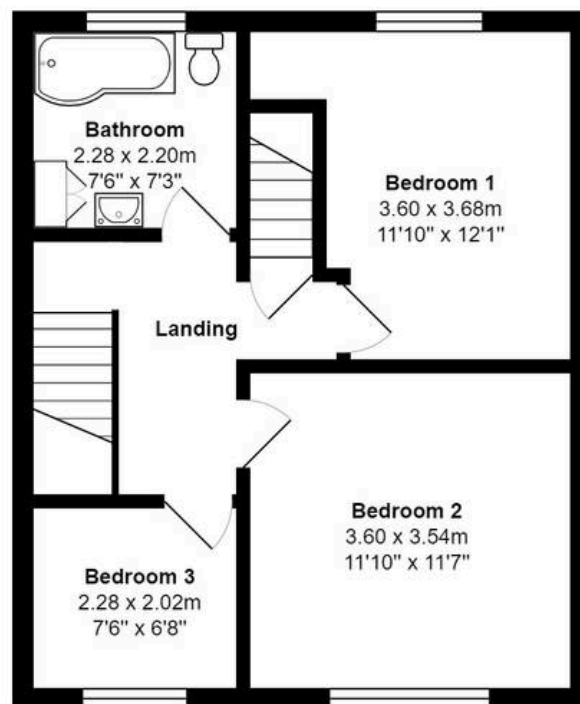




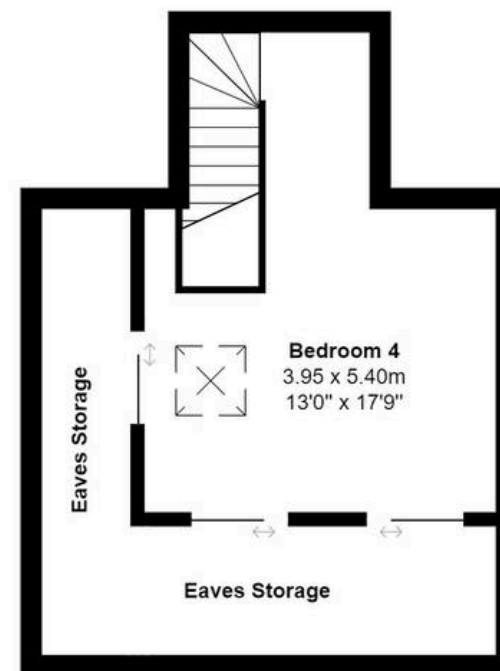
**Ground Floor**  
Area: 64.8 m<sup>2</sup> ... 697 ft<sup>2</sup>

All measurements are approximate and  
for display purposes only.

Total Area: 139.0 m<sup>2</sup> ... 1496 ft<sup>2</sup>



**First Floor**  
Area: 44.6 m<sup>2</sup> ... 480 ft<sup>2</sup>

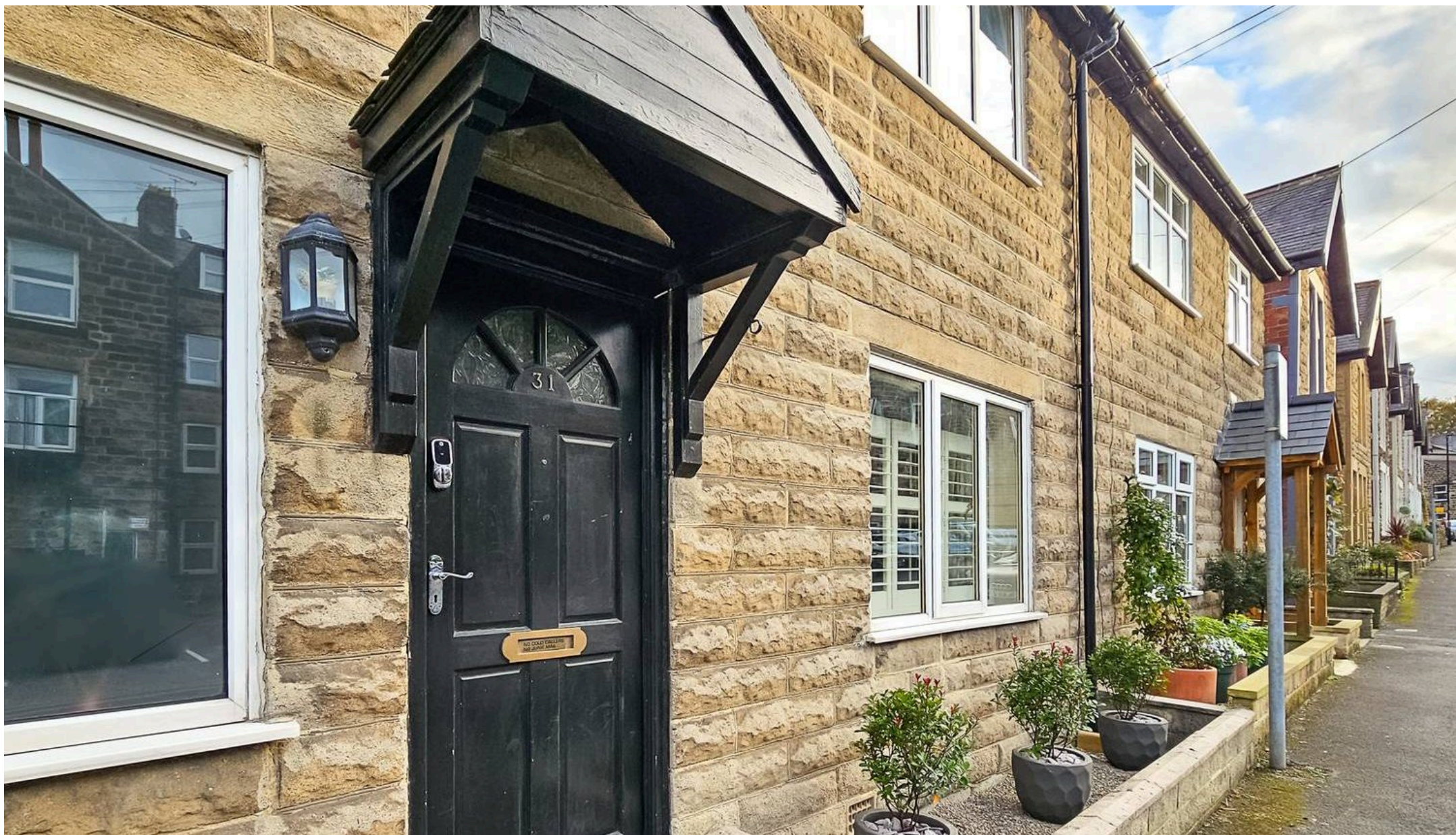


**Second Floor**  
Area: 29.7 m<sup>2</sup> ... 319 ft<sup>2</sup>









## Myrings Estate Agents

Myrings Estate Agents Ltd, 10 Princes Square - HG1 1LX

01423

566400

▪ [enquiries@myringsestateagents.com](mailto:enquiries@myringsestateagents.com) ▪ <http://myringsestateagents.com/>

