

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Valley Drive

Harrogate, HG2 0JJ

£1,000 Per Month



2



1



1



D

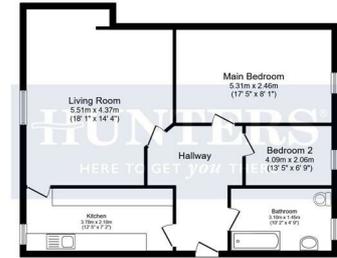


## Area Map



| Energy Efficiency Rating                    |         | Environmental Impact (CO <sub>2</sub> ) Rating |   |
|---|---------|--|---|
|   | Current | Potential                                      |   |
| Very energy efficient - lower running costs |         |  | Very environmentally friendly - lower CO <sub>2</sub> emissions |
| (92 plus) <b>A</b>                          |         |  | (92 plus) <b>A</b>  |
| (81-91) <b>B</b>                            |         |  | (81-91) <b>B</b>  |
| (69-80) <b>C</b>                            |         |  | (69-80) <b>C</b>  |
| (55-68) <b>D</b>                            |         |  | (55-68) <b>D</b>  |
| (39-54) <b>E</b>                            |         |  | (39-54) <b>E</b>  |
| (21-38) <b>F</b>                            |         |  | (21-38) <b>F</b>  |
| (1-20) <b>G</b>                             |         |  | (1-20) <b>G</b>   |
| Not energy efficient - higher running costs |         |  | Not environmentally friendly - higher CO <sub>2</sub> emissions |
| England & Wales                             |         | EU Directive 2002/91/EC                        | England & Wales   |
|   |         |  | EU Directive 2002/91/EC   |

17-19, Valley Drive, Harrogate, North Yorkshire, HG2 0J1, GB



Floor Plan  
Floor area 81.5 sq.m. (877 sq.ft.)

Total floor area: 81.5 sq.m. (877 sq.ft.)

The floor plan for informational purposes only and should not be relied upon. All measurements, floor areas (including any total floor area), volumes and standards are approximate. No details are guaranteed. They cannot be used as a basis for any purchase and do not form any part of any agreement. The liability is taken for any error, omission or misstatement. A party must rely upon its own inspection. Checked by www.hunters.co.uk



- Top floor two bedroom apartment
- Unfurnished with white goods
- Large living space with separate kitchen
- Neutrally decorated throughout
- EPC Rating D
- Council Tax Band A
- No Lift
- Sought after location with views of the Valley Gardens
- Modern bathroom
- No Internet



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 OR LETTING?** If you are thinking of selling or letting 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.

Regents House, 13-15 Albert Street, Harrogate, HG1 1JX  
Tel: 01423 877083 Email: harrogatelettings@hunters.com <https://www.hunters.com>

