

HUNTERS[®]

HERE TO GET *you* THERE



Langham Place

Valley Drive, Harrogate, HG2 0JL

£1,250 Per Month





Area Map



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

Langham Place, Apartment 5, 21-27, Valley Drive, Harrogate,
North Yorkshire
Approximate Gross Internal Area
82 Sq M/883 Sq Ft



Second Floor Flat

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

- AVAILABLE JUNE 2023
- OVERLOOKING THE VALLEY GARDENS
- WALKING DISTANCE TO THE TOWN CENTRE AND COLD BATH ROAD
- EPC RATING D
- DEPOSIT ALTERNATIVE AVAILABLE
- TOP FLOOR APARTMENT
- COMMUNAL LIFT & STAIRS TO ALL FLOORS
- TWO DOUBLE BEDROOMS
- HOUSE BATHROOM AND EN SUITE
- NEAUTRALLY DECORATED



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.

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