



## Valley Drive, Harrogate, HG2 0JP

- NO ONWARD CHAIN
- Spacious lounge with large windows and plenty of natural light
- Stunning views across the beautiful Valley Gardens
- Close to popular Cold Bath Road shops, cafés and amenities
- Early viewing highly recommended

- Two-bedroom ground floor apartment on sought-after Valley Drive
- Well-appointed kitchen with dining area
- Off street parking space
- Perfect for individuals, couples or small families seeking convenience
- Council Tax Band B

**Guide Price £275,000**



# Valley Drive, Harrogate, HG2 0JP

## DESCRIPTION

**NO ONWARD CHAIN.** Located on the charming Valley Drive, this two-bedroom ground floor apartment offers a perfect blend of comfort and convenience. Upon entering, you are welcomed by a spacious lounge, adorned with large windows that flood the room with natural light, creating a warm and inviting atmosphere.

The apartment features a well-appointed kitchen and dining area, complete with a door that opens out to the back, providing easy access to outdoor space. This layout is ideal for both entertaining guests and enjoying quiet evenings at home.

One of the standout features of this property is its picturesque view over the beautiful Valley Gardens, allowing you to enjoy the serene surroundings right from your living room. Additionally, the apartment is just a short stroll away from the vibrant town centre and the popular Cold Bath Road, where you can find an array of shops, cafes, and local amenities. With off street parking to the rear.

With one reception room, two comfortable bedrooms, and a well-designed bathroom, this apartment is perfect for individuals, couples, or small families seeking a peaceful yet accessible living environment. This property truly embodies the essence of Harrogate living, combining modern comforts with a prime location.

EPC

Energy rating D

This property produces 4.2 tonnes of CO2

Material Information - Harrogate

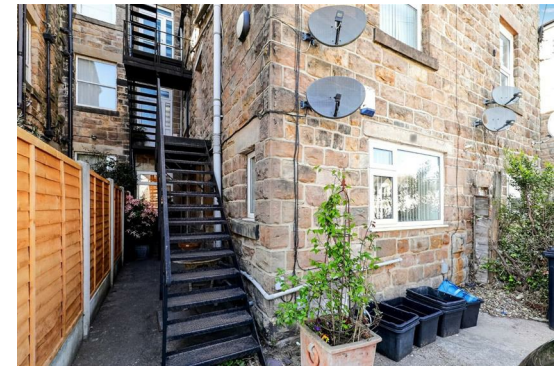
Tenure Type: Leasehold

Leasehold Years remaining on lease:

Leasehold Annual Service Charge Amount £

Leasehold Ground Rent Amount £

Council Tax Banding: B







Total floor area 77.9 sq.m. (839 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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 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

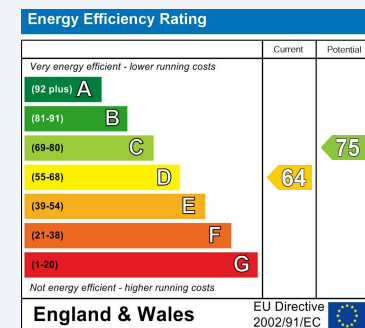
For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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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.

