







Valley Drive, Harrogate, HG2 0JP

- NO ONWARD CHAIN
- Spacious open-plan lounge and dining area
- Two well-proportioned bedrooms and bathrooms
- Close to a wide range of local amenities, shops and eateries
- Early viewing highly recommended
- Delightful two-bedroom apartment on sought-after Valley Drive
- Stunning views overlooking the picturesque Valley Gardens
- Short stroll to Harrogate town centre
- Just moments from the highly desirable Cold Bath Road
- Council Tax Band B

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Guide Price £290,000

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DESCRIPTION

NO ONWARD CHAIN. Located on Valley Drive, this delightful two-bedroom apartment offers a perfect blend of comfort and convenience. With one reception room, the property boasts an inviting open lounge and dining area that overlooks the picturesque Valley Gardens, providing a serene backdrop for relaxation and entertaining.

The accommodation features two well-proportioned bedrooms, ideal for couples and professionals seeking a peaceful retreat. The property also includes two modern bathrooms, ensuring all your essential needs are met.

One of the standout features of this home is its prime location. Just a short stroll away, you will find the vibrant town centre, brimming with local amenities, shops, and eateries. Additionally, being located just a couple of roads over from the highly sought-after Cold Bath Road, residents can enjoy the best of both worlds—tranquillity and accessibility.

This property is perfect for those looking to embrace the Harrogate lifestyle, with its beautiful parks and gardens, as well as a strong sense of community.









EPC
Energy rating B
This property produces 1.2 tonnes of CO2

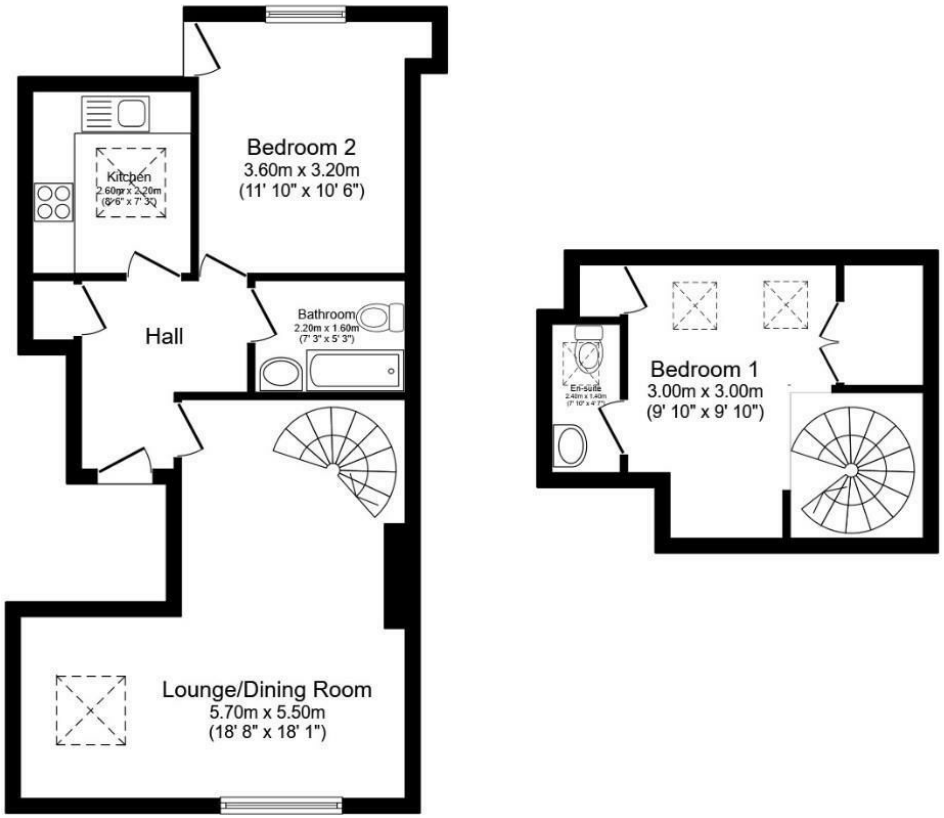
Material Information - Harrogate
Tenure Type: Leasehold
Leasehold Years remaining on lease: TBC
Leasehold Annual Service Charge Amount - pro rata sum to cover property insurance £535
Leasehold Ground Rent Amount - Peppercorn
Council Tax Banding: B











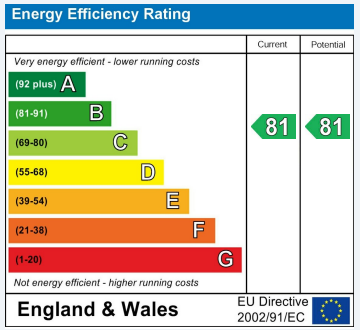
Ground Floor **First Floor**

Total floor area 70.5 sq.m. (759 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

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.

Viewings

Please contact 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.

The Property Ombudsman

Regents House, 13-15 Albert Street, Harrogate, HG1 1JX
Tel: 01423 536222 Email: harrogate@hunters.com https://www.hunters.com

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