



Valley Mount, Harrogate, North Yorkshire, HG2 0JG

- NO ONWARD CHAIN
- Stunning open-plan ground floor layout
- Convenient ground-floor WC
- Striking Crittall-style rear doors, flooding the home with natural light
- Prime Harrogate location close to excellent schools and amenities
- Situated in the highly sought-after Valley Mount area
- Extensive modern upgrades including smart home connections
- Elegant bathroom featuring a freestanding roll-top bath
- Three well-proportioned bedrooms to the first floor
- Council Tax Band C

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Guide Price £550,000

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DESCRIPTION

NO ONWARD CHAIN. Situated in the highly desirable area of Valley Mount, directly opposite the entrance to the Valley Gardens, this exceptional semi-detached home offers a fantastic opportunity to acquire a beautifully renovated property with no onward chain, allowing for a smooth and swift move.

The ground floor features a superb open-plan layout, creating a bright, spacious, and welcoming environment ideal for both everyday living and entertaining. The reception area flows seamlessly into the contemporary kitchen, complemented by the convenience of a ground-floor WC and a host of modern upgrades including smart connections throughout, double glazed windows, a new boiler, full rewire, and updated insulation, all enhancing comfort, efficiency, and ease of living.

To the first floor are three well-proportioned bedrooms, including two generous double rooms. The third bedroom is currently used as a dressing room, offering excellent flexibility to suit a variety of lifestyle needs such as a home office or nursery.

The accommodation is completed by a beautifully appointed bathroom featuring a freestanding roll-top bath and a separate walk-in shower, combining classic style with modern practicality.

The property has been meticulously renovated to an exceptionally high standard throughout, with quality finishes and careful attention to detail evident in every room. A particular highlight is the stunning Crittall-style doors to the rear, which enhance the home's character while flooding the space with natural light and creating a seamless connection to the outdoors.

Ideally located in the sought-after spa town of Harrogate, the property enjoys an enviable position overlooking one of the town's most iconic green spaces, while also being within easy reach of excellent schools, local amenities, and the vibrant town centre.



EPC

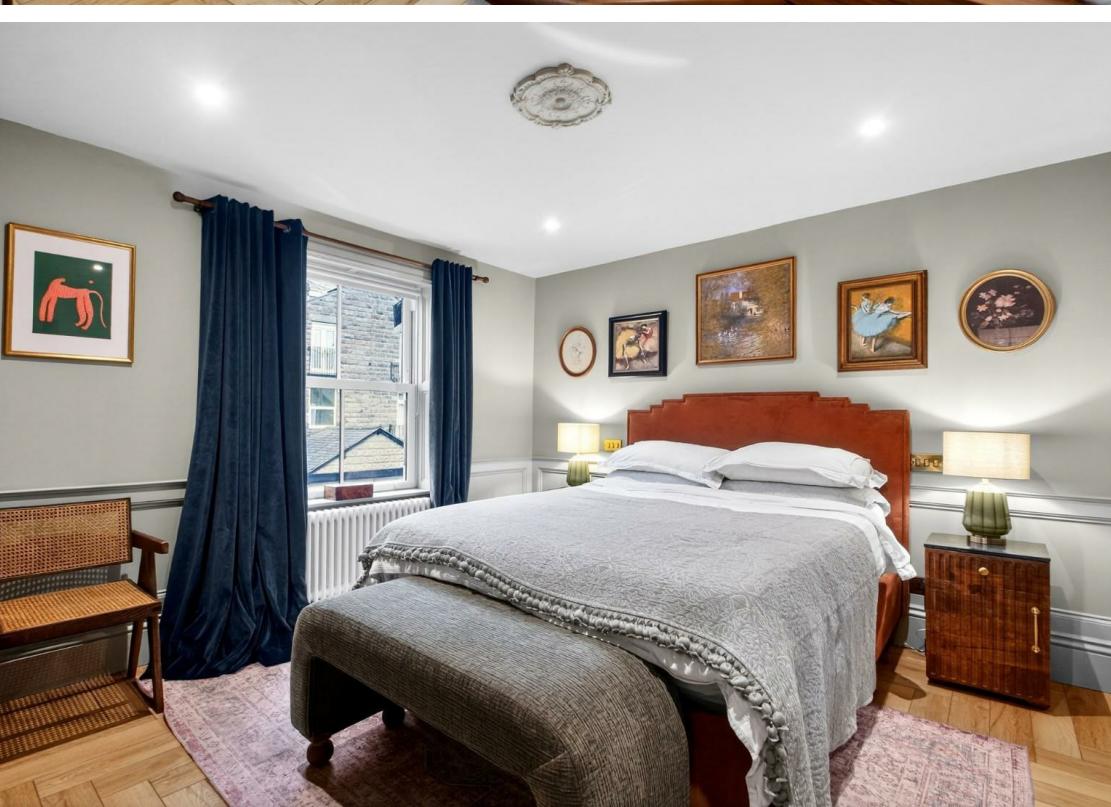
Energy rating D

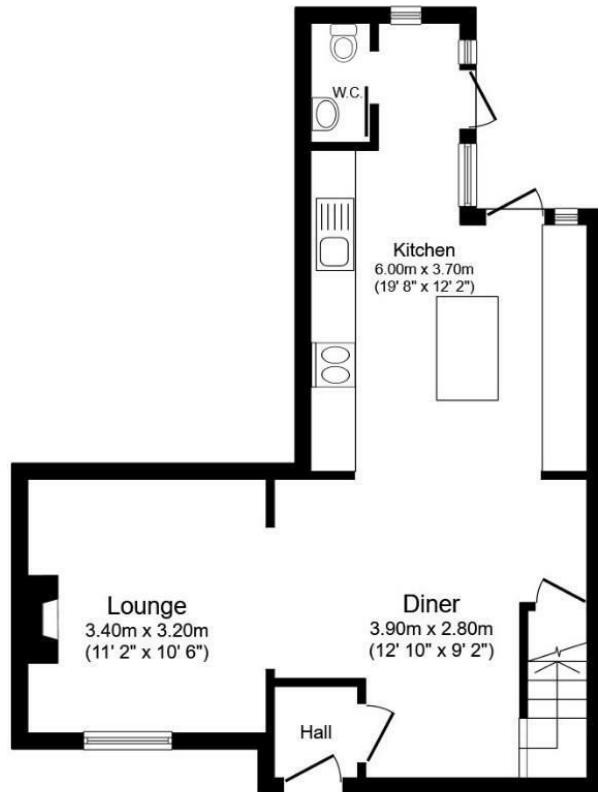
This property produces 4.9 tonnes of CO2

Material Information - Harrogate

Tenure Type: Freehold

Council Tax Banding: C

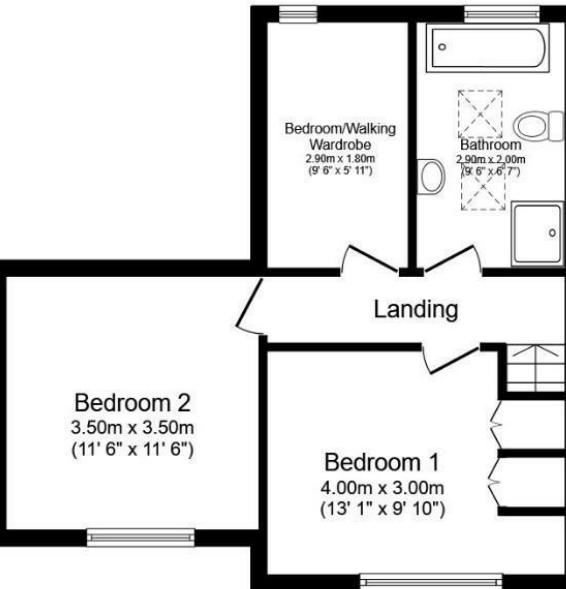




Ground Floor

Total floor area 87.5 sq.m. (942 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 www.focalagent.com



First Floor

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	61	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.