







Valley Drive, Harrogate, HG2 0JJ

- Offered to the market chain free
- Beautifully proportioned one-bedroom accommodation
- Stunning Italian Carrara marble flooring throughout
- Unique turret feature offering an intimate dining space
- Residents' communal parking to the rear
- Elegant second-floor apartment with lift access
- Exclusive and sought-after Valley Drive setting
- Characterful reception room with central gas fireplace
- Contemporary fitted kitchen with integrated appliances
- Enviable position overlooking the lifestyle of Valley Gardens, moments from Harrogate town centre

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Guide Price £245,000

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DESCRIPTION

Offered to the market CHAIN FREE, this elegant and beautifully presented second-floor apartment enjoys a prestigious position on the highly regarded Valley Drive, adjoining the stunning Valley Gardens and just a short stroll from the heart of Harrogate.

Combining timeless character with contemporary convenience, the apartment offers beautifully appointed accommodation, enhanced by exquisite Carrara marble flooring throughout, quarried from the renowned Apuan Alps in Tuscany, Italy, creating a luxurious and sophisticated finish.

Accessed via an attractive communal entrance with both lift and staircase facilities, the accommodation comprises a welcoming entrance hall, an impressive reception room featuring an elegant central gas fireplace and distinctive turret area, providing a charming setting for dining. The well-appointed kitchen is fitted with a range of integrated appliances, while the generous double bedroom and stylish bathroom, complete with a large walk-in shower, further complement the accommodation.

Externally, residents enjoy the benefit of communal off-street parking to the rear of the building, available on a first-come, first-served basis.

Perfectly positioned to enjoy Harrogate's renowned lifestyle, the apartment is moments from the beautiful Valley Gardens and within easy walking distance of the town centre, offering an exceptional choice of boutique shopping, fine dining, independent cafés and fashionable bars. Excellent transport connections provide convenient access to Leeds, York and beyond.

The property is leasehold, with a lease expiring in 2892. The annual service charge is £3,342.48.

A rare opportunity to acquire a distinctive and characterful apartment in one of Harrogate's most desirable locations. Early viewing is highly recommended.







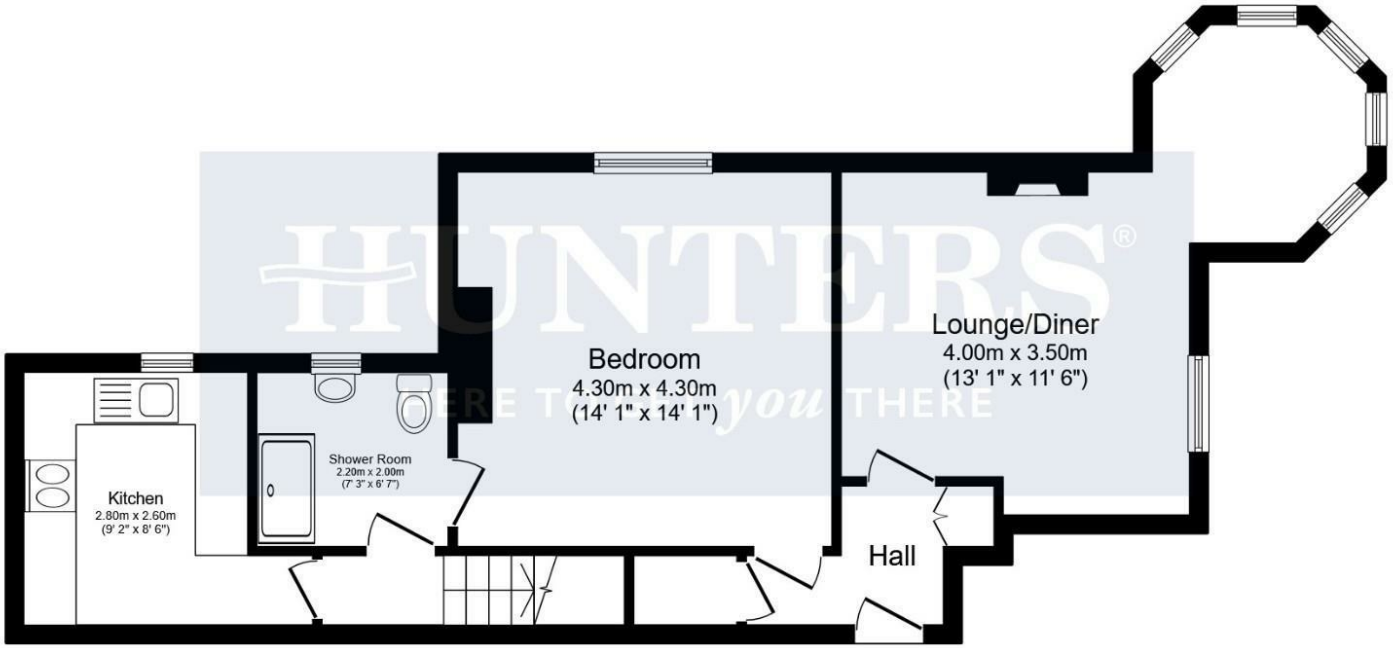



EASY RIDER
SWEENEY!









Total floor area 59.8 sq.m. (644 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

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Viewings

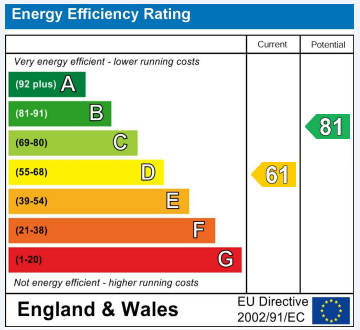
Please contact harrogate@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

Valuations

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

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.

The Property Ombudsman

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