

Valley Mount, Harrogate, HG2 0JG

- NO ONWARD CHAIN
- Open kitchen/diner
- Private rear courtyard
- Early viewing highly recommended
- Prime location near Cold Bath Road and Valley Gardens
- Three generously sized bedrooms
- Ideal for families or couples
- Council Tax Band C

Guide Price £385,000

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DESCRIPTION

NO ONWARD CHAIN. This semi-detached house offers a perfect blend of comfort and convenience. With its prime location just a stone's throw from Cold Bath Road and only one road away from the picturesque Valley Gardens, this property is ideal for those who appreciate both tranquility and accessibility.

The house boasts an inviting reception room, providing ample space for relaxation and entertaining. The open kitchen diner area is a standout feature, creating a warm and welcoming environment for family meals and gatherings. The three spacious bedrooms are perfect for accommodating family or guests, ensuring everyone has their own comfortable retreat.

Completing this lovely home is a private rear courtyard, offering a serene outdoor space to enjoy the fresh air, perfect for alfresco dining or simply unwinding after a long day.

This property is a wonderful opportunity for anyone looking to settle in a vibrant community, with local amenities and beautiful parks nearby. Whether you are a first-time buyer or seeking a family home, this residence is sure to impress. Don't miss the chance to make this charming house your new home.

EPC

Energy rating D

This property produces 4.1 tonnes of CO2

Material Information - Harrogate

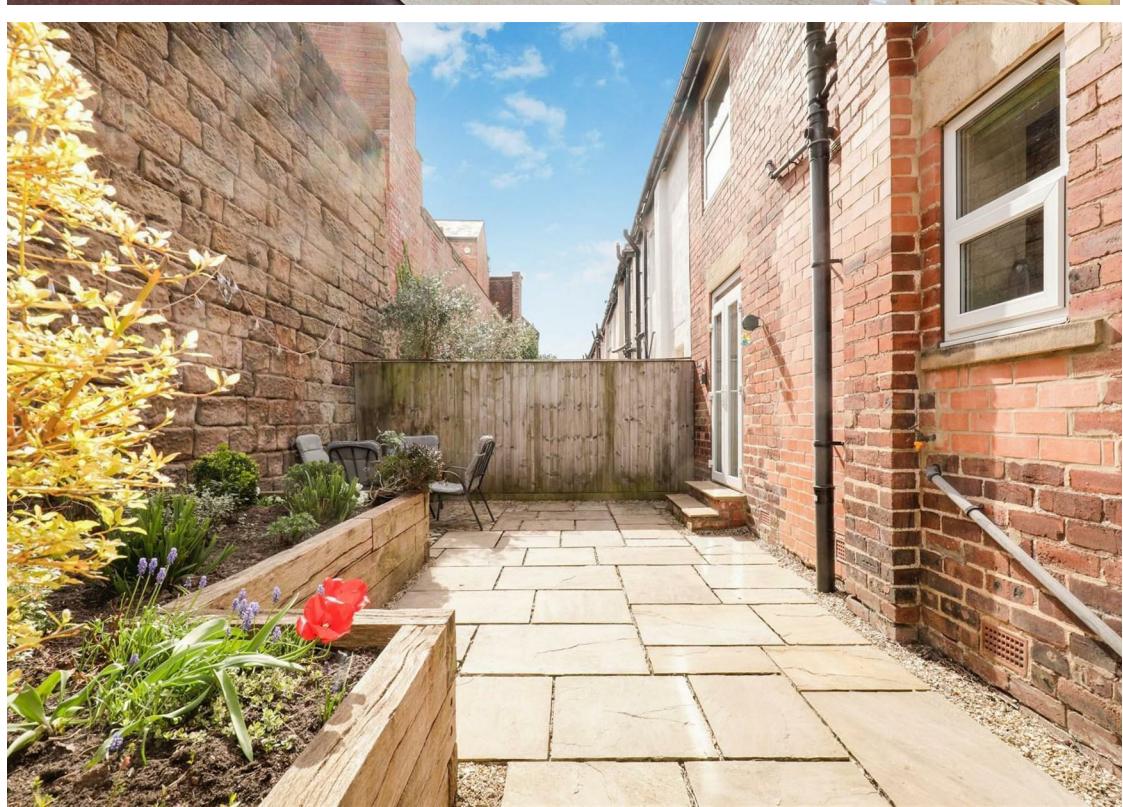
Tenure Type: Leasehold

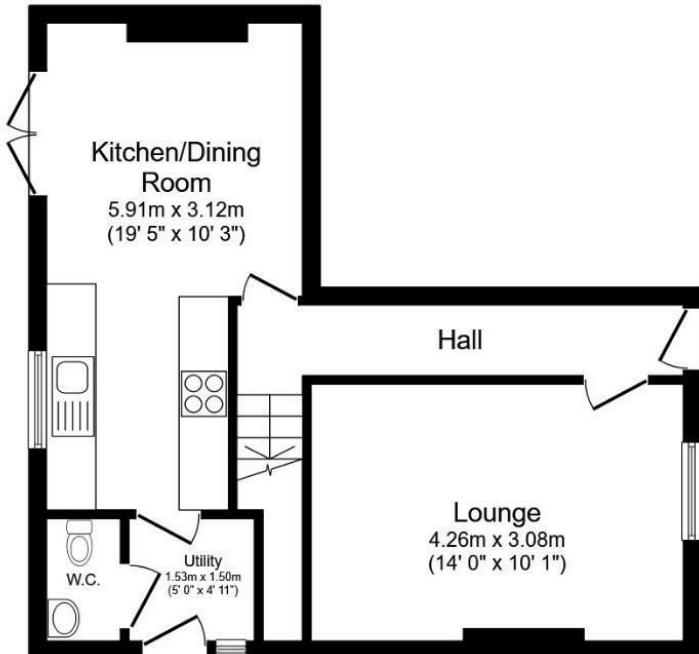
Leasehold Years remaining on lease: 870

Leasehold Ground Rent Amount £4.36 PA

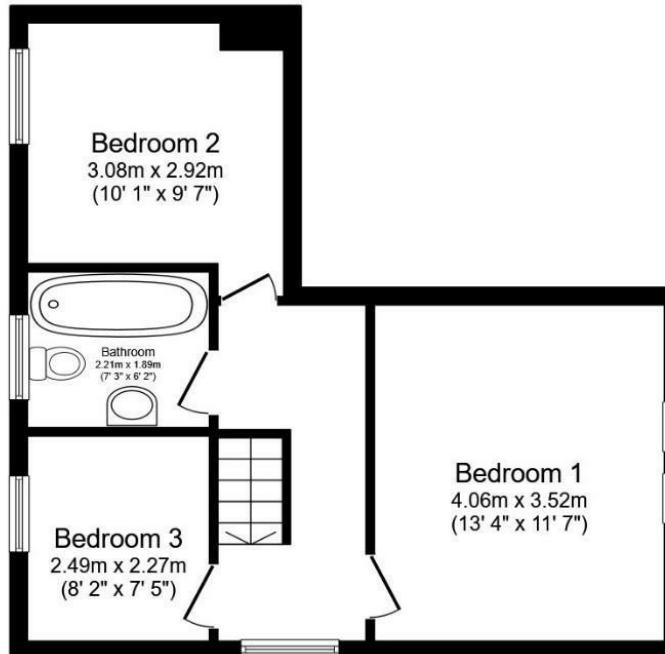
Council Tax Banding: C







Ground Floor



First Floor

Total floor area 84.3 sq.m. (908 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

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
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.