

Floor Plan



Energy Performance Certificates

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

Directions

From Harrogate Pump Rooms proceed up Valley Drive where the property is easily found on the left marked by a Hopkinsons for sale board.

Council Tax Band Tenure Leasehold

Agents Notes

We do not set out to avoid our civil and criminal liabilities by using clever use of word or photography however it is not always possible for us to guarantee that everything in our sales material is accurate. We strongly recommend that prospective purchasers seek their own professional advice. No responsibility can be accepted for any expenses incurred by intending Purchasers. We do not check or guarantee the condition of appliances, services or equipment. Equally any verbal statement from our staff forms no point of a contract. If you require written confirmation on any point we will gladly assist.



£295,000

1b Valley Drive, Harrogate, HG2 0JJ

2 Bedroom Apartment

A stunning two bedroomed ground floor apartment which has had a complete renovation of the original property into a fantastic apartment which has kept many original features and offers well proportioned living accomodation, overlooking the Valley Gardens and within walking distance of Harrogate's town centre and it's wide range of local amenities. NO ONWARD CHAIN.



HOPKINSONS
ESTATE AGENTS

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Description

Finished to an exacting standard the living accommodation comprises; secure communal entrance hall with intercom system, private entrance door leading into the hallway with a useful storage cupboard, new double glazed sash windows, latest sound and heat insulation, new hardwood flooring, new boiler and heating system, open plan living kitchen which includes a modern kitchen with quartz worktops, induction hob and extractor, single eye level oven, microwave oven, integrated fridge, freezer and dishwasher, instant hot water tap. There is a good sized lounge with a storage cupboard and there is a separate w/c.

The hallway leads to the master bedroom with an ensuite shower room with all Villeroy and Boch fittings including a walk in shower, w/c and hand basin and there is a good sized second bedroom.

Outside to the front of the apartment are well maintained communal gardens and there is a communal laundry to the rear of the property.

AGENTS NOTES -The property has a CML giving peace of mind to a purchaser. Lease 999 Service charge £111 PCM -includes water, communal areas heat & electricity, buildings insurance etc.

