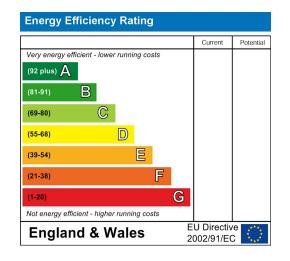
VC ST LIVING DINING KITCHEN 173" × 13'9" 5.26m × 4.19m HALLWAY BEDROOM 2 100" X73" 3.05m × 2.21m MASTER BEDROOM 14'3" × 10'3" 4.34m × 3.12m REAR PORCH

GROUND FLOOR 574 sq.ft. (53.3 sq.m.) approx

TOTAL FLOOR AREA : 574 sq.ft. (53.3 sq.m.) appr

## Energy Performance Certificates



## 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

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 accommodation, 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 E S T A T E A G E N T S 2 Bedroom Apartment



16 Princes Street, Harrogate, HG1 1NH Telephone: 01423 501 201 info@hopkinsons.net

### 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 fitments 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.



