



Flat K, 89 Valley Drive, Harrogate, North Yorkshire, HG2 0JP

£275,000

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A stunning and very individual two-bedroomed third-floor apartment enjoying an enviable position directly overlooking the famous Valley Gardens, within walking distance of local amenities and the popular shopping parade on Cold Bath Road.

This superb apartment has been completely refurbished and remodelled to now reveal exceptionally well-appointed and generous accommodation. Off-street parking available to the rear on a first-come, first-served basis.

THIRD FLOOR





ENTRANCE HALL

With wood-effect flooring and pull-down ladder giving access to the loft space, providing an excellent storage facility. Oak doors lead to the principal rooms.

LOUNGE

With windows to front, two central heating radiators, built-in book shelving and fitted cupboards. Living-flame coal-effect gas fire.

STUNNING DINING KITCHEN

Incorporating excellent kitchen and dining areas with wood-effect flooring.

Dining area with windows to front and central heating radiator. Opening to -

Kitchen area with high-gloss wall and base units to four sides with work surfaces having inset circular sink and drainer. Built-in Smeg oven and microwave oven, integrated dishwasher, fridge, freezer and washing machine. Five-ring Neff induction hob. Velux window and feature breakfast bar.

BEDROOM 1

Windows to rear and central heating radiator.

EN-SUITE SHOWER ROOM

Modern tiling. Double shower cubicle, washbasin and low-flush WC. Velux window and central heating radiator. Heated towel rail.

BEDROOM 2

Window to rear and central heating radiator. Leads to -

BATHROOM

Three-piece white suite comprising free-standing bath, semi-pedestal washbasin and low-flush WC. Modern tiling, window to rear and heated towel rail.

OUTSIDE

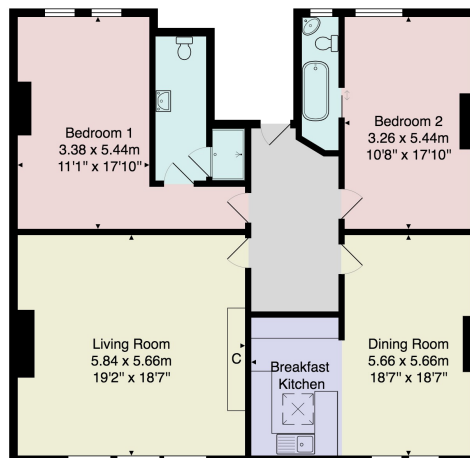
Parking available at the rear, on a first-come, first-served basis.

Tenure - Leasehold

Pets are allowed. Service charge is currently £150pcm, to include buildings insurance.

Council Tax Band - C





All measurements are approximate and for display purposes only.
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Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>100-120 A</p> <p>81-100 B</p> <p>61-80 C</p> <p>41-60 D</p> <p>21-40 E</p> <p>1-20 F</p> <p>0-10 G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>100-120 A</p> <p>81-100 B</p> <p>61-80 C</p> <p>41-60 D</p> <p>21-40 E</p> <p>1-20 F</p> <p>0-10 G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
78	80	77	79
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	