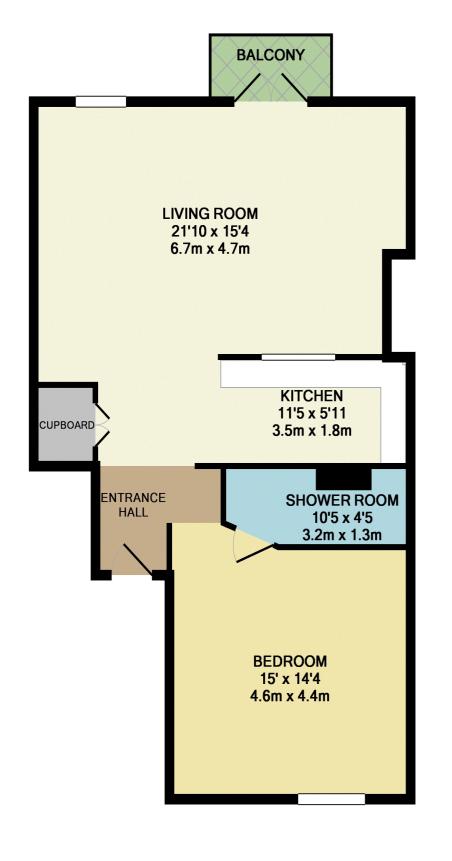






FLAT 3, 39 VALLEY DRIVE HARROGATE, HG2 0JH

£775 PCM



TOTAL APPROX. FLOOR AREA 715 SQ.FT. (66.4 SQ.M.) Measurements are approximate. Not to scale. Illustrative purposes only Made with Metropix ©2017

9 Albert Street, Harrogate North Yorkshire HG1 1JX Sales: 01423 503076 Lettings: 01423 530744

These particulars are given as guidance only and are expressly excluded from any contract. They give no warranty as to the condition or description and any recipient must satisfy himself on all matters stated herein. The property is offered subject to contract and to its being unsold and unlet. Appointments for viewing and contract of all negotiations shall be through Nicholls Tyreman Estate Agent.

●nTheMarket.com
rightmove

WWW.NICHOLLSTYREMAN.COM

UNFURNISHED

An extremely well presented second floor flat situated within this stone built terrace property located adjacent to The Valley Gardens, within easy reach of the Cold Bath Road shopping parades and, in turn, the Harrogate town centre.

The flat benefits from gas central heating and briefly comprises: Entrance hallway with storage cupboard, large open plan living/dining room, the living area having French doors leading to the balcony, kitchen with a range of wall mounted cupboards, base units and drawers with integrated fridge/freezer, microwave, washer/dryer, oven and hob, a good sized double bedroom with recently refurbished en-suite shower room.

Outside there is a balcony that leads off the living room and has a pleasant view overlooking the Valley Gardens.

1 Bedroom

1 Reception Room

1 Bathroom

Available 9th March 2021

£894.23 Returnable Bond

No Smokers/Pets

Council Tax: B - £1,514.99

DIRECTIONS - HG2 0JH

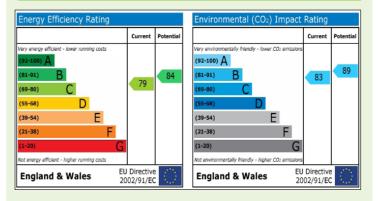
From Harrogate take West Park and turn left into Montpellier Hill. Go straight across the roundabout into Crescent Road and then turn left into Valley Drive where the property is situated on the left hand side.







EPC RATING: C





APPROXIMATE DISTANCES

Town Centre	600 metres
Railway Station	900 metres
Bus Route	320 metres
Airport	12.5 miles