



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



**FLAT 3, 39 VALLEY DRIVE  
HARROGATE, HG2 0JH**

**£775 PCM**

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



## 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

Energy Efficiency Rating		Environmental (CO <sub>2</sub> ) Impact Rating	
Current	Potential	Current	Potential
79	84	83	89

Energy Efficiency Rating: A (92-100), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20). Current: 79, Potential: 84.

Environmental (CO<sub>2</sub>) Impact Rating: A (92-100), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20). Current: 83, Potential: 89.

EU Directive 2002/91/EC

### APPROXIMATE DISTANCES

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