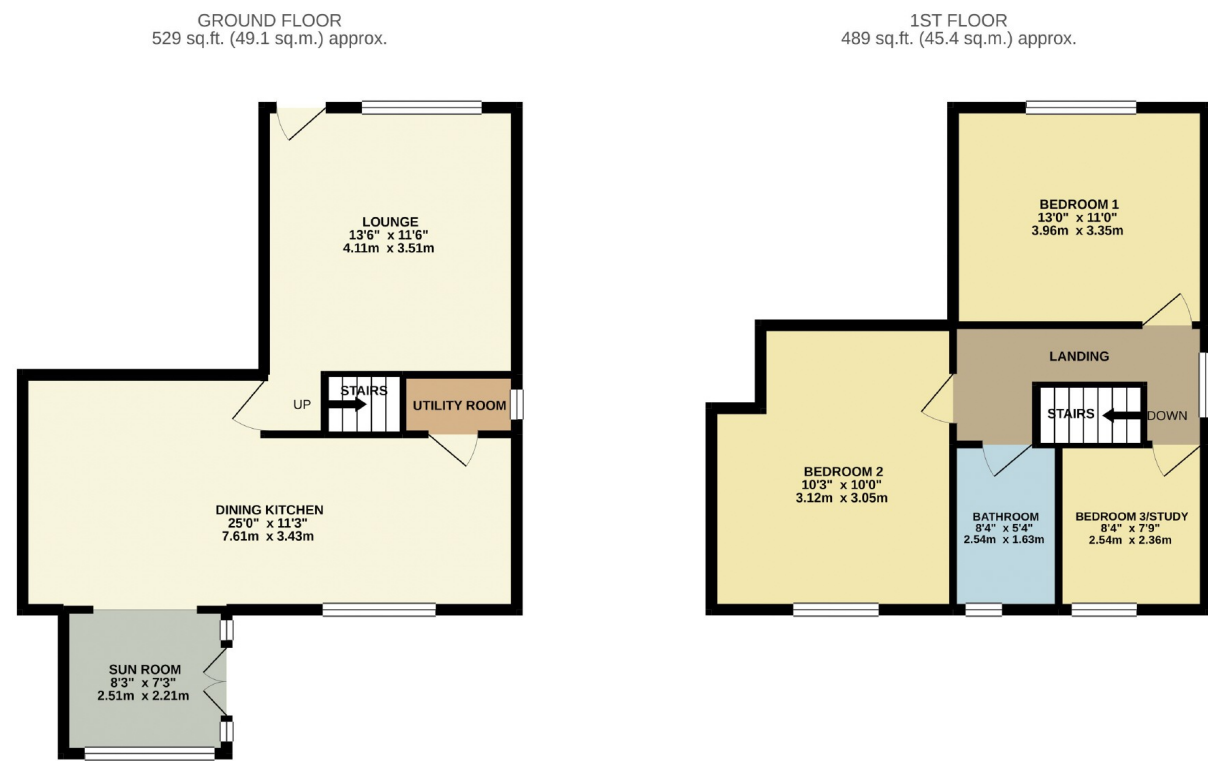


## Floor Plan



TOTAL FLOOR AREA: 1017 sq.ft. (94.5 sq.m.) approx.

## Energy Performance Certificates



# Asking price £330,000

15 Valley Mount, Harrogate, North Yorkshire, HG2 0JG

3 Bedroom House - semi-detached

*A stunningly presented three bedroomed semi detached house that offers an updated attractive interior with a private low maintenance patio garden located in a near town centre position close to the Valley Gardens. No chain involved.*

## Directions

From the Pump Rooms proceed up Valley Drive and turn left into Valley Mount where the property will be found on the left hand side easily found by a Hopkinsons for sale board.

Council Tax Band      Tenure Freehold

## 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.



# HOPKINSONS

ESTATE AGENTS

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

## Description

A stunningly presented three bedroomed semi detached house that offers an updated attractive interior with a private low maintenance patio garden located in a near town centre position close to the Valley Gardens. No chain involved.

With replacement double glazed windows the property features a year old Ideal gas combi boiler and a Honeywell wireless heating system that you can control from your phone.

The spacious lounge features a log burning stove with HEATAS certificate that was fitted last year.

A main feature of the property is the spacious dining kitchen that features a modern fitted range of units with freestanding Kenwood cooking range, freestanding Samsung fridge freezer and integrated dishwasher.

The dining area opens up into a useful sun room that opens up into the enclosed rear patio garden. There is a garden shed and raised flower bed borders with an inbuilt seating area

At first floor there are three bedrooms two of which are doubles each offering useful storage.

There is a stunning white Tavistock character bathroom with a chrome heated towel rail, and three piece suite with a fixed watering can and hand held shower.

There is on street parking with permit parking for residents.

