



1 Elgar Court, 29-35 Valley Drive, Harrogate, HG2 0JN

£239,950

1 Elgar Court, 29-35 Valley Drive, Harrogate, HG2 0JN

A spacious two-bedroom ground-floor apartment offering immaculately presented accommodation with very good quality fittings throughout.

This excellent apartment features a large principal reception room with large bay window overlooking Harrogate's famous Valley Gardens.

The apartment also has the benefit of double glazing and an off-street parking space.





GROUND FLOOR

ENTRANCE HALL

With oak flooring and useful storage cupboard with plumbing for washing machine.

LIVING KITCHEN

A spacious open-plan living space with oak flooring and bay window overlooking the Valley Gardens. The kitchen comprises a range of modern units with granite worktop. Electric hob with extractor hood above and integrated oven, integrated fridge and freezer, integrated dish washer.

BEDROOM 1

A double bedroom with window to rear.

EN-SUITE SHOWER ROOM

With WC, washbasin and large walk-in shower. Heated towel rail.

BEDROOM 2

A further bedroom with window to front.

BATHROOM

A modern white suite with WC, washbasin and bath with shower above. Heated towel rail.

OUTSIDE

The property has the benefit of off-street parking space at the rear of the building.

Tenure - Leasehold

Council Tax Band - E





Total Area: 71.5 m² ... 769 ft²

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms. Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

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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>Very environmentally friendly - lower CO₂ emissions</p>			
<p>(91-94) A</p> <p>(85-90) B</p> <p>(69-84) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p>		<p>(91-94) A</p> <p>(85-90) B</p> <p>(69-84) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p>	
<p>60</p>		<p>74</p>	
<p>England & Wales</p>		<p>England & Wales</p>	
<p>EU Directive 2002/91/EC</p>		<p>EU Directive 2002/91/EC</p>	