



Flat 2, 34 Harlow Moor Drive, Harrogate, North Yorkshire, HG2 0JY

£189,950

## Flat 2, 34 Harlow Moor Drive, Harrogate, North Yorkshire,

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A well-presented ground-floor one-bedroom apartment situated in this delightful position overlooking the Valley Gardens.

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This super property has fully recently renovated to a very high standard and provides high-quality accommodation with high ceilings. There is a stunning open-plan living kitchen which has windows overlooking the Valley Gardens, and a modern fitted kitchen with island and integrated appliances. There is also a large double bedroom with bay window and a modern shower room.

The property is situated in this most convenient location next the Valley Gardens, well served by the excellent nearby amenities on Cold Bath Road and is just a short walk from Harrogate town centre.





## **GROUND FLOOR**

### **LIVING KITCHEN**

A stunning open-plan living space with sitting area with windows to front enjoying an attractive outlook to the front overlooking the Valley Gardens. The stylish kitchen comprises a range of quality wall and base units with island and breakfast bar together with an electric hob and oven and integrated dishwasher and fridge.

### **BEDROOM**

A double bedroom with bay window to rear with fitted shutters. Fitted wardrobes and cupboard.

### **SHOWER ROOM**

A modern white suite with WC, washbasin set within a vanity unit, and large walk-in shower. Heated towel rail.

### **OUTSIDE**

There is an attractive communal terrace providing an outdoor sitting area. There is also a communal bin store and unrestricted on-street parking.

**Tenure - Leasehold**

**Council Tax Band - C**





Total Area: 50.5 m<sup>2</sup> ... 544 ft<sup>2</sup>

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.  
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## Verity Frearson

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Energy Efficiency Rating			Environmental (CO <sub>2</sub> ) Impact Rating		
	Current	Potential		Current	Potential
Best energy efficient - lower running costs			Best environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	