



17 Park Place, 126-130 Valley Drive, Harrogate, HG2 0JT

£230,000

Guide Price

17 Park Place, 126-130 Valley Drive, Harrogate, HG2 0JT

A well-presented, modern two-bedroom, two-bathroom second-floor apartment situated in the heart of Harrogate close to popular amenities of Cold Bath Road.

The property benefits from double glazing, central heating, bike shed and allocated off-street parking.





GROUND FLOOR

COMMUNAL ENTRANCE

With stairs leading to the upper floors.

SECOND FLOOR

ENTRANCE HALL

With storage heater and access to storage room and airing cupboard.

LIVING / DINING ROOM

A good-sized room with window to front. Two storage heaters. Space for dining table and chairs.

KITCHEN

Fitted with a range of modern wall and base units with integrated appliances including fridge / freezer, dishwasher, oven, microwave, hob with extractor hood above and washer dryer.

BEDROOM 1

A good-sized double room with window to side. Storage heater and door leading to –

EN-SUITE SHOWER ROOM

With low- flush WC, washbasin and separate shower cubicle. Heated towel rail.

BEDROOM 2

A further double bedroom with window to front and Juliet balcony. Storage heater.

BATHROOM

Fitted with a white suite comprising low-flush WC, pedestal washbasin and panelled bath with shower above. Heated towel rail.

OUTSIDE

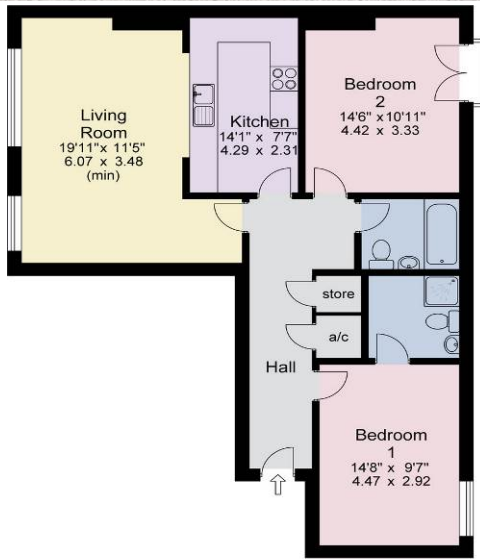
The property has the benefit of an allocated off-street parking space for one vehicle and communal bike storage shed.

TENURE

Leasehold, with the remainder of a 999-year lease from 1st July 2001. Ground rent is included in the service charge. Pets are not allowed. We understand the service charge to be £415.35 a quarter.

Council Tax Band - D





Approx Gross Floor Area = 939 Sq. Feet
= 87.05 Sq. Metres

Verity Frearson

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	81	82
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.PPC4U.COM</small>			