



Flat 2 Riversdale , 17-19 Valley Drive, Harrogate, HG2 0JJ

**£1,200 pcm**

**Bond £1,384**

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

# Flat 2 Riversdale , 17-19 Valley Drive, Harrogate, HG2 0JJ

A two bedrooomed ground floor apartment, forming part of this attractive period building with views overlooking the Valley Gardens. This spacious apartment provides generous accommodation, comprising a large reception room with bay window enjoying a delightful outlook over the adjoining Valley Gardens, a modern fitted kitchen, two double bedrooms, ensuite, bathroom and additional shower room. The property is located in a highly convenient central location, just a short walk from the town centre and local amenities. EPC rating D.

## GROUND FLOOR

### KITCHEN

A modern fitted kitchen with granite worktops, gas hob, integrated double oven, fridge/freezer and dishwasher. Space and plumbing for washing machine.

### SITTING ROOM

A spacious reception room with bay window, enjoying a delightful outlook over the adjoining Valley Gardens. Attractive fireplace with electric fire.

### BEDROOM 1

A large double bedroom with fitted wardrobes and ensuite.

### EN-SUITE BATHROOM

A modern white suite comprising WC, basin set within a vanity unit, shower and bath. Heated towel rail.

### BEDROOM 2

A large double bedroom with fitted wardrobes.

### SHOWER ROOM

A white suite comprising WC, basin and shower.

### OUTSIDE

Resident permit parking available on street at a cost of £40 per year. Permits available from North Yorkshire Council.

### COUNCIL TAX

This property has been placed in council tax band B.

### SERVICES

All mains services are connected to the property.

Mobile coverage - EE, Vodafone, O2 (Three limited indoors)

Broadband - Basic 19 Mbps, Superfast 80 Mbps, Ultrafast 1800 Mbps

Network availability - Openreach, CityFibre

Information obtained via:

<https://checker.ofcom.org.uk/>

### USEFUL INFORMATION

For more information relating to the property/area, including refuse, planning & development, environment (eg flood risks) and community info (eg doctors, hospitals, schools) please visit:

<https://secure.harrogate.gov.uk/inmyarea/Property/?uprn=100050412264>

## Verity Frearson

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