



23 Valley Road, Harrogate  
Guide Price £450,000



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Harrogate's Family Estate Agent



## 23 Valley Road

Harrogate, Harrogate

A stunning 3 bedroom Victorian town house situated within a short stroll of the Valley Gardens revealing 3 floors plus a cellar, impressive modern interiors, a stunning hand built solid Oak wood kitchen, cellars and a lovely private leafy rear courtyard garden located close to the thriving Cold Bath Road.

Council Tax band: C

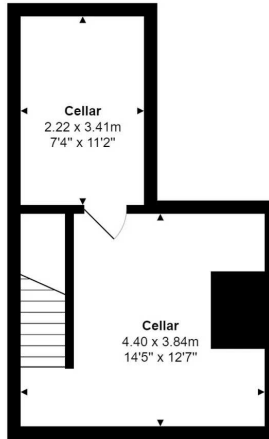
Tenure: Freehold

- FABULOUS HAND BUILT KITCHEN
- CLOSE TO VALLEY GARDENS
- PRIVATE LEAFY REAR COURTYARD GARDEN
- CELLARS
- CHAIN FREE

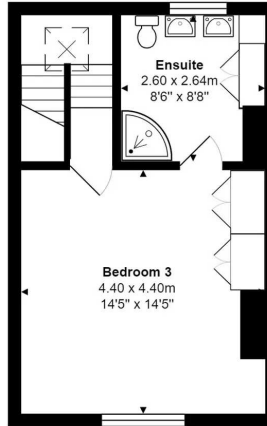


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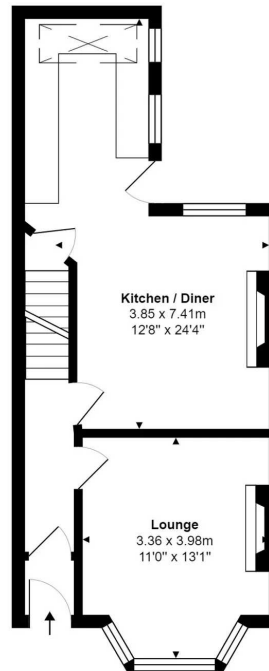




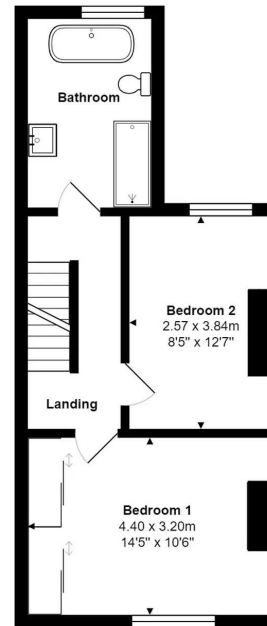
**Cellar**  
Area: 24.8 m<sup>2</sup> ... 267 ft<sup>2</sup>



**Second Floor**  
Area: 31.7 m<sup>2</sup> ... 341 ft<sup>2</sup>



**Ground Floor**  
Area: 41.1 m<sup>2</sup> ... 443 ft<sup>2</sup>



**First Floor**  
Area: 39.6 m<sup>2</sup> ... 426 ft<sup>2</sup>



All measurements are approximate and for display purposes only.

Total Area: 137.2 m<sup>2</sup> ... 1477 ft<sup>2</sup>





## Myrings Estate Agents

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