



VALLEY ROAD, HARROGATE HG2

GUIDE PRICE £495,000





# A beautifully presented and perfectly placed townhouse in the heart of Harrogate.

An immaculately presented and beautifully renovated townhouse in the heart of Harrogate and perfectly placed within striking distance to the fashionable Cold Bath Road.

Within walking distance of well-regarded primary and secondary schools, popular amenities and the famous Valley Gardens, as well as the town centre itself - this home provides an excellent lifestyle for a variety of buyers.

This excellent family home provides generous accommodation over three floors whilst boasting an abundance of original charm and character throughout. The property benefits from plantation shutters, a log burning stove and an extensive storage cellar.



#### Tenure

Leasehold

#### Local Authority

Harrogate Council

#### Council Tax Band

D

#### EPC Rating

E













## Property Description.

The property in brief comprises a warm and welcoming entrance hall. To the left of the hall is a living room flooded with natural light through the large bay window, and includes a log burning stove.

A second reception/dining room leads through into a family kitchen with modern fitted units, integrated appliances and a door leading out to the private courtyard garden. Adjacent to the dining room is a w/c.

To the first floor are two double bedrooms and a modern, newly fitted house bathroom with both shower and roll top bath.

To the second floor are two further double bedrooms and additional built in storage.

Externally and to the rear of the property is a large private and fully enclosed courtyard garden with potted plants. This space is perfect for entertaining with friends and family and enjoying the sun. The lower-ground cellar storage is accessed directly from the courtyard garden.

21 Valley Road occupies a well sought after position set in the heart of the fashionable Cold Bath Road. This location is well known for hosting a range of magnificent conveniences which cater for most daily needs. There is a chemist, local supermarket and a plethora of independent cafes and restaurants. Harrogate town centre is a short walk away, encompassing further amenities.

## Services

We are advised the property has mains gas - mains electric and mains drainage.







Total Area: 113.9 m<sup>2</sup> ... 1226 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## HARROGATE OFFICE - 01423 53 00 88 - 24 ALBERT STREET, HARROGATE HG1 1JT

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated January 2024. Photographs and videos dated January 2024.

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