



Flat 4 Haverah Park, 93-95 Valley Drive, Harrogate, HG2 0DH

£425,000

Guide Price

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A fantastic opportunity to purchase this impressive first-floor apartment, finished to a high standard with impressive views over the Valley Gardens.

This spacious apartment is situated within this attractive building, which has the benefit of a lift, with generous accommodation including sitting room and dining-kitchen, both with stunning views to the front. There are also two double bedrooms, house bathroom and en-suite shower room.

Haverah Park is a popular development situated in this prime Harrogate position with delightful views over the adjoining Valley Gardens and is conveniently situated within easy walking distance of the town centre. Offered for sale with no onward chain.





SITTING ROOM

A spacious reception room with windows to front with impressive views towards the Valley Gardens. Attractive fireplace with living-flame gas fire.

DINING KITCHEN

A spacious dining kitchen with windows to front overlooking the Valley Gardens. Range of modern wall and base units, gas hob with extractor hood above and integrated oven and integrated dishwasher. Dining area. Utility cupboard with plumbing for washing machine and tumble dryer and useful storage area.

BEDROOM 1

A double bedroom with walk-in wardrobe and windows to rear.

EN-SUITE SHOWER ROOM

A modern white suite with low-flush WC, washbasin and shower. Modern tiling, heated towel rail and window to front.

BEDROOM 2

A further double bedroom with window to rear and walk-in wardrobe.

BATHROOM

A modern suite with low-flush WC, basin and bath with shower above. Modern tiling to wall and floor and heated towel rail.



OUTSIDE

The apartment has an allocated off-street parking space at the rear of the property.

TENURE

Long Leasehold. We understand there is a service charge of £TBC per calendar month.

Tenure - Freehold

Council Tax Band - E





Total Area: 132.6 m² ... 1427 ft²
 All measurements are approximate and for display purposes only.
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Verity Frearson

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-101)	B		
(81-91)	C	74	82
(69-80)	D		
(58-68)	E		
(49-57)	F		
(39-48)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
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