



22 Valley Road, Harrogate, North Yorkshire, HG2 0JQ

£495,000

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A charming period stone-built mid-terrace townhouse, beautifully presented and ideally situated in a sought-after position between the excellent amenities of Cold Bath Road and the Valley Gardens, with Harrogate town centre and the famous Stray just a short walk away.

This attractive home offers stylish and well-balanced accommodation arranged over three floors, blending character features with modern fittings.

With an open-plan living space, four bedrooms and an enclosed courtyard garden, the property is perfectly suited to a range of buyers seeking a home in one of Harrogate's most desirable central locations.





GROUND FLOOR

The ground floor features an open-plan sitting and dining room with feature fireplace and bay window fitted with shutters, creating a bright and welcoming living space. There is useful understairs storage.

The kitchen has a dining area and is fitted with a range of modern wall and base units with worktops, gas hob, integrated double oven, dishwasher and washer / dryer. Glazed doors lead out to the rear courtyard garden.

FIRST FLOOR

There are two double bedrooms on the first floor, including the main bedroom. The modern bathroom comprises a white suite with bath and shower above, washbasin and WC, complemented by tiled walls and floor.

SECOND FLOOR

There are two further double bedrooms on the top floor, providing flexible accommodation ideal for family, guests or home working.

OUTSIDE

To the rear of the property there is an enclosed courtyard garden providing an attractive and private outdoor sitting area. On-street parking is available.

Tenure - Freehold

Council Tax Band - C





Total Area: 117.2 m² ... 1262 ft²

All measurements are approximate and for display purposes only.
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Verity Frearson

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Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
(A+)	A
(B1-91)	B
(91-98)	C
(98-68)	D
(68-64)	E
(21-20)	F
(1-20)	G
Not energy efficient - higher running costs	

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EU Directive 2002/91/EC

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