

## Floor Plan



**£279,000**

Flat 3, 18 Harlow Moor Drive, Harrogate, HG2 0JX

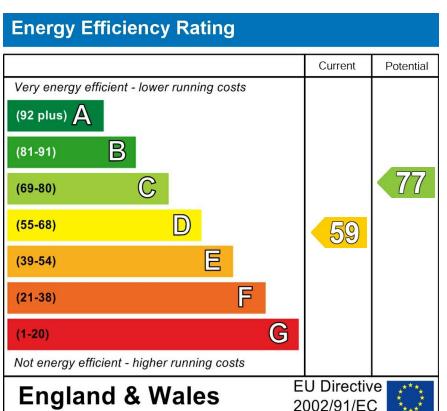
2 Bedroom Flat - Penthouse

**A stunning two bedoomed recently updated stylish apartment located opposite the Valley Gardens and within a short walk of Cold Bath Road and town centre amenities.**

**No chain involved. Internal inspection strongly recommended.**



## Energy Performance Certificate



## Directions

Proceed up Cold Bath Road and turn right into Valley Drive. Turn left at the roundabout up Harlow Moor Drive where the property is easily found on the left-hand side clearly marked by a Hopkinson for sale board.

Council Tax Band **Tenure Leasehold**

## Agents Notes

We do not set out to avoid our civil and criminal liabilities by using clever use of word or photography however it is not always possible for us to guarantee that everything in our sales material is accurate. We strongly recommend that prospective purchasers seek their own professional advice. No responsibility can be accepted for any expenses incurred by intending Purchasers. We do not check or guarantee the condition of appliances, services or equipment. Equally any verbal statement from our staff forms no point of a contract. If you require written confirmation on any point we will gladly assist.

**HOPKINSONS**  
ESTATE HAGENTS

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## Description

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This beautiful apartment will undoubtedly appeal to those searching for a stylish home or investment for rental.

Recently updated to include new carpets, decoration and brand-new integrated kitchen an inspection is strongly recommended.

At the first floor, there is a private entrance door with return newly carpeted staircase to the half landing where there is a spacious double bedroom to the rear.

Stairs lead to a useful study area forming a light and airy landing space.

There is a spacious lounge with feature fireplace and views across the Valley Gardens towards Windsor House and beyond.

There is an integrated kitchen that is newly fitted with an integrated washing machine, dishwasher, induction hob with extractor over and a fan assisted oven with grill.

Additionally, there is an integrated fridge freezer.

This stylish property has a further double bedroom and a luxury house bathroom with shower over the bath.

The property offers brand-new electric smart heaters which work with Alexa and painted panelled walls providing additional character.

Situated in one of Harrogate's most sought after locations adjacent to the Valley Gardens, the property warrants and early internal inspection.

A short walk away there are connecting walks that lead up to the Pine Woods and Betty's tearooms at Harlow Carr.

Heading down into Harrogate there are numerous shops and bars on Cold Bath Road.

Harrogate offers a good road and rail network connecting the traveller and commuter to Leeds York and London.

AGENTS NOTES: Ground rent £50 p/a, service charge is on an 'as and when' basis. NO holiday lets

