11 VALLEY ROAD
HARROGATE
HG2 0JQ



NICHOLLS TYREMAN



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A beautifully presented stone-built terraced property located in the heart of Harrogate town centre, just off Cold Bath Road. The area offers a wide range of shops, cafés, and bars, along with the nearby Valley Gardens and well-regarded local schools, all within easy walking distance.

Entrance Hall | Living Room | Dining Room | Kitchen

Four Bedrooms | Bathroom | Shower Room

Enclosed Courtyard

Council Tax: C | Energy Rating: TBC | Tenure: Freehold

£495,000













The property truly requires an internal inspection to fully appreciate the beautifully appointed accommodation, having the benefit of double glazing, central heating and excellent built-in storage throughout.

In brief, the accommodation comprises a vestibule with an attractive stained glass door leading into an entrance hall. The living room features a deep bay window, built-in cupboards and a feature fireplace, good size dining room and kitchen.

To the first floor, there is a beautifully presented bathroom with a standalone bath and underfloor heating, along with two double bedrooms. The second floor offers two further bedrooms and a separate shower room.

Externally, to the rear of the property, there is an enclosed courtyard with boundary fencing, raised flowering borders and a variety of established plants and specimen trees.

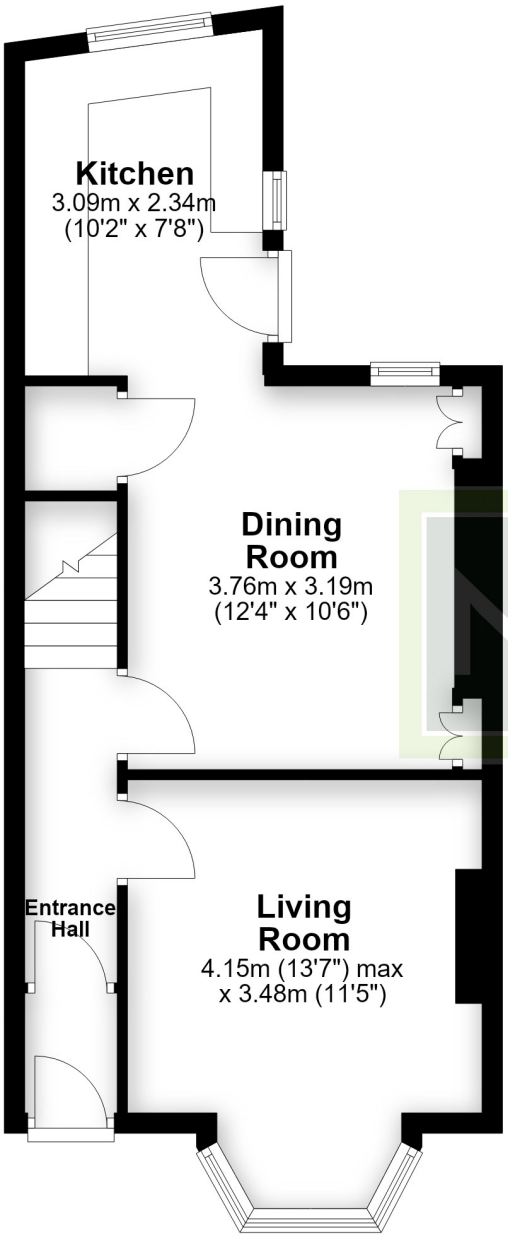

JAWS



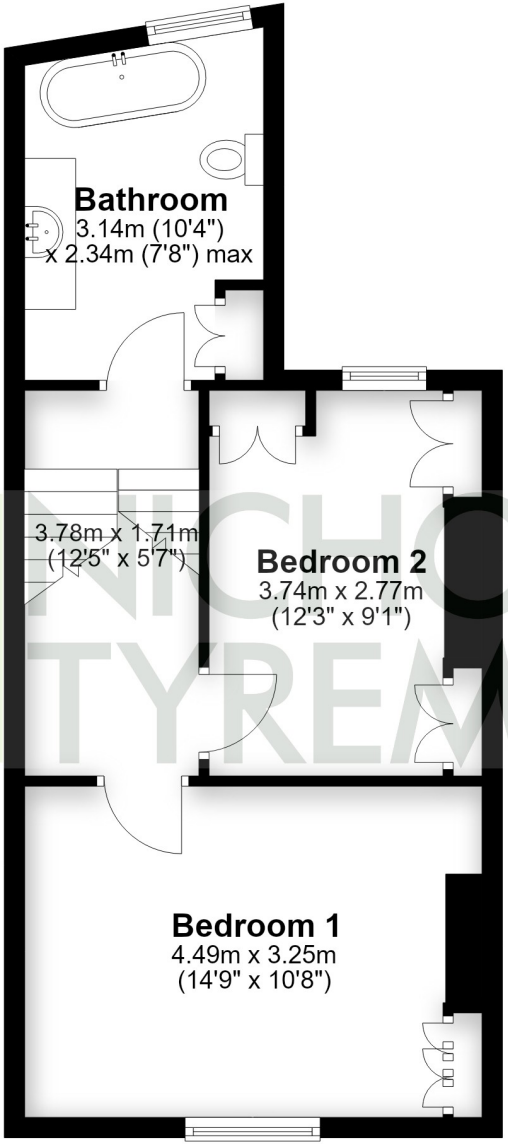




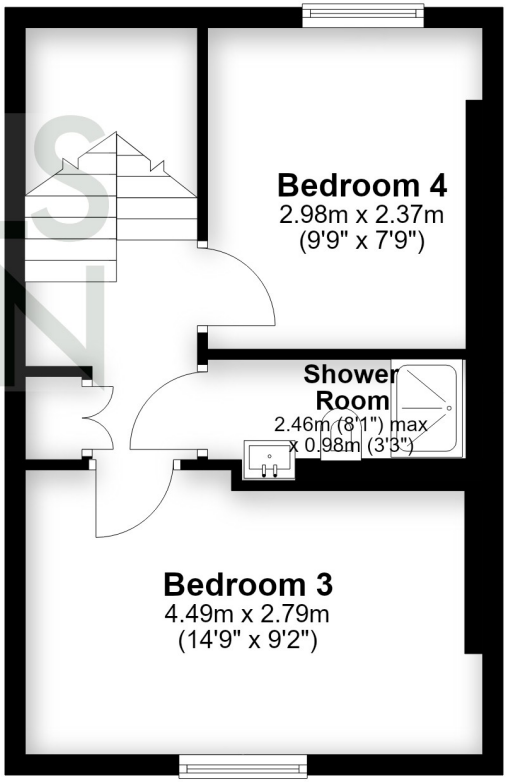
Ground Floor



First Floor



Second Floor



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Total area: approx. 111.6 sq. metres (1201.3 sq. feet)

This plan is for illustrative purposes only and is not to scale.
All measurements are approximate
Plan produced using PlanUp.



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