



Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 62013

Energy Efficiency Rating	
Current	Potential
A	A
B	B
C	C
D	D
E	E
F	F
G	G
England & Wales	

Environmental Impact (CO ₂) Rating	
Current	Potential
A	A
B	B
C	C
D	D
E	E
F	F
G	G
England & Wales	



Viewing arrangements

Strictly by appointment through Myrings
Telephone 01423 569007
Email lettings@myringsestateagents.com

Directions

From the Prince of Wales roundabout proceed along West Park at the side of the Stray Parkland turning left down Montpelier Hill. At the roundabout continue into Royal Parade then turn left into Valley Drive.

Myrings Estate Agents, 10 Princes Square, Harrogate, HG1 1LX **Sales** 01423 566 400 **Lettings** 01423 569 007 myrings.property

Please note that this property is to be let on an Assured Shorthold Tenancy for a minimum term of at least 6 months. In order to apply for this property you will need to pay our application and reference fee of £130 + VAT (single applicant) or £190 + VAT (two applicants). This will be payable on the return of a fully filled out application form which we can send via email or one can be filled in at the Myrings office. References will be obtained using a credit reference agency and tenants are responsible for all legal and administrative fees, VAT and Government Stamp Duty in connection with the Tenancy Agreement. If a guarantor is required an additional fee of £65 + VAT is payable. If you are unable to move into a property for 4 - 6 weeks, a holding deposit of minimum £200 is payable to secure the property and to take it off the market. Please note that during your tenancy term other fees may be chargeable if you are not present at property inspections or your check out from the property. Please ask us for a full breakdown of our costs which may be applicable during the term of your proposed tenancy. Please note that all dimensions given in these details are approximate and that properties are offered to let as seen. Prospective tenants should satisfy themselves as to the suitability of the property on this basis before applying for a tenancy. The Bond is the equivalent of one month's rent plus £100 payable in cleared funds at the commencement of the tenancy. The application fee and holding deposit are non-returnable unless the landlord withdraws the property due to their own unforeseen circumstances.



Apartment 17 Elgar Court, 35 Valley Drive, Harrogate
 Unfurnished - £1,095 PCM

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 SALES & LETTINGS

This luxurious ground floor apartment enjoying fabulous views over the Valley Gardens boasts two double bedrooms, two luxury bathrooms and internal access to private cellar storage space. The contemporary style accommodation opens via a communal entrance with secure video entry to a private reception hall with useful storage cupboard and access to the cellar room. The living area is open plan with solid oak flooring and

feature bay window providing an outlook towards the Valley Gardens. The room is large enough to divide into lounge and dining area, as well having a modern fitted kitchen area to the rear with granite work surfaces and breakfast bar. There are two well proportioned double bedrooms, the largest with a stylish en-suite shower room, and an equally impressive house bathroom.



5 minutes



A1M - 8.3 miles



Harrogate - 0.4 miles



Leeds Bradford - 12 miles

Location:

Valley Drive is a highly desirable address close to Harrogate's town centre and overlooking the award winning Valley Gardens. Excellent local shopping is within moments walk and the nearby town centre offers many attractions such as boutique shopping and an excellent range of restaurants and bars. The town is also renowned for it's reputable schools for all ages which are all within a short commute. Transport links are most accessible with the train line running to the main stations at York and Leeds from the town centre, the A1M linking into the national motorway network only 8 miles away, and Leeds Bradford International Airport a mere twenty minutes drive.

TAX BAND - E
EPC RATING - D
NO PETS/NO SMOKERS
Deposit - £1,195