

42 Valley Mount, Harrogate, HG2 0JG



3 2 2

**£350,000**



## Description

A most attractive stone fronted semi-detached home of generous proportions, and unlike the majority of the houses on the street, this particular property has the benefit of both a double front and rear.

The property has undergone a full programme of modernisation, including a full re-wire and brand new gas fired central heating system, with pressurised cylinder. The windows have all been replaced with sliding sash UPVC sealed unit double glazing, internal insulation to the floor and walls, with replacement floors throughout. There are engineered timber floors to the hallway and two front reception rooms, limestone tiling in the kitchen and marble in the bathroom and shower room, both of which have electric underfloor heating.

The kitchen is of particular note, consisting of an open plan kitchen/ dining space with limestone tiled floors, bespoke hand made cabinetry with dovetailed oak drawers, large larder storage, full height integrated fridge/ freezer, integrated dishwasher, induction hob, Belfast sink & Silestone quartz worktops. The shower room and bathroom are finished to a very high specification with marble tiling.

In addition to the internal accommodation, there are large French doors opening out onto a walled back courtyard with feature lighting and custom made store/ shed with large workbench with a planted green sedum and wild flower roof. Access to rear via side passage and lockable solid arched gate.

The location of the property is ideal, being adjacent to the Valley Gardens and within easy walking distance of the fabulous array of shops on nearby Cold Bath Road. The town centre is also within comfortable walking distance as are schools for all age groups. The area is considered ideal for the commuter as easy access can be gained to the larger cities within the area by both road and rail.

## Council Tax Band

Band C.

## Services

All mains services are connected to the property.

## Tenure

Freehold.

## Directions

From our offices on Raglan Street proceed towards Parliament Street, where you will need to cross two lanes of traffic and go down Montpelier Hill to the roundabout facing The Crown Hotel. Take the second exit, then the left hand turn onto Valley Drive and proceed to the roundabout. Take the first exit onto Valley Mount, where number 42 will be directly in front of you.

## Details Prepared

26th January 2018.

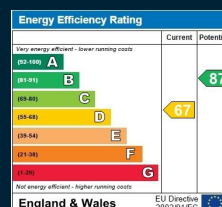






**TOTAL APPROX. FLOOR AREA 1156 SQ.FT. (107.4 SQ.M.)**  
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