



**2 Bedroomed Apartment**

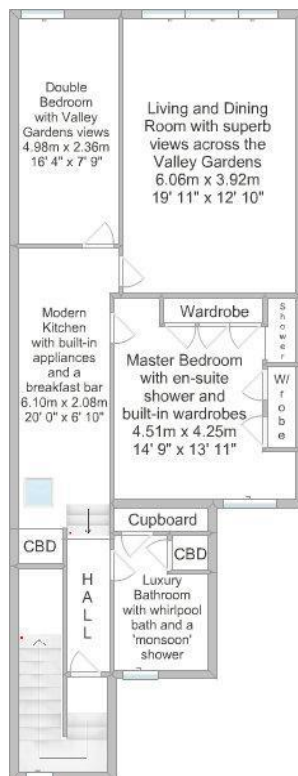
**Offers around £230,000**

**Apartment 3, 27 Harlow Moor Drive**

**Harrogate, HG2 0JY**



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In a quiet spot opposite Harrogate's famous Valley Gardens, and with fabulous views, yet within a short stroll of local shops and the vibrant Cold Bath Road, the location of this lovely apartment is difficult to beat.

The smart entrance door leads down a hallway to a quirky modern kitchen, bathed in light from a roof window, with integrated appliances and a breakfast bar. There are good additional storage options too, with a pantry cupboard and a sizeable loft space with ladder access. The main living space does feature a very attractive fireplace, but as soon as you enter you will be drawn instead to the large windows and the wonderful green views over the Valley Gardens and down towards the Majestic Hotel. This is a great room to dine and entertain in, with lots of space in which to relax. The master bedroom has two runs of fitted wardrobes and a newly-finished walk-in shower area, and still has ample space for a king-sized bed. The second double bedroom also has enough space for additional furniture, and enjoys lovely views into the Pine Woods. Last, but certainly not least is a spectacular house bathroom, full of designer fittings and elegant tiling, centred around a whirlpool bath with a 'monsoon' shower.

Apartment 3 is a very stylish modern home with a luxurious feel, from the new deep carpets and kitchen floor to the modern radiators excellent finish to the bathroom, and the location alone is sure to make this attractive to a wide range of buyers. Call today to book your appointment to view.

### Surroundings

There are a wide variety of shops, services, cafes and restaurants in the immediate area, and an array of further shopping and entertainments are available in town, which is about a mile away. Directly opposite the property are the Valley Gardens, which lead up into The Pine Woods and on into open countryside at Birk Crag. The cities of York, Leeds, Bradford and Ripon are all around 20 miles by road, and Leeds Bradford International Airport is 12 miles.

### Services

The apartment is connected to mains gas, electricity, water and drainage. Fibre broadband internet is available, with speeds of up to 76Mb.

### Directions

From Harrogate Town Centre follow the A61 Station Parade to the junction with York Place at the lights. Turn right, and stay in the right lane to take the second exit onto Otley Road at the Prince of Wales roundabout. With Harrogate Grammar School on your left turn right at the lights onto Cold Bath Road. At the first row of shops turn left onto Valley Drive and then left again at the roundabout outside the Valley Gardens. 27 Harlow Moor Drive is near the top of the hill, marked by our For Sale board. A member of our staff will be outside to meet you.

Energy Efficiency Rating: D

Tenure: Leasehold

Council Tax Banding: B - £1294 p.a.

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