



97 Valley Drive, Harrogate, North Yorkshire

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BNP PARIBAS GROUP 



# 97 Valley Drive Harrogate North Yorkshire HG2 0JP

A handsome townhouse with extensive, elegant accommodation set in the heart of Harrogate, overlooking Valley Gardens

Harrogate town centre 0.5 miles, Harrogate mainline station 0.8 miles (3 hours to London Kings Cross), A1(M) (Jct 47) 8.2 miles

Reception room | Dining room | Kitchen/dining area | WC | Utility | Music room/snug | Living room | Principal bedroom with dressing room & en suite shower room | 4 Further bedrooms | 3 Bathrooms | Store | Gardens | 2 Private off street parking spaces & residents parking permit

EPC rating D

## The property

This fine period townhouse is located in a highly sought-after area opposite the beautiful Valley Gardens. Arranged across four floors, the property provides five bedrooms and a wealth of elegant accommodation, combining original details with high-quality modern fittings.

There are two reception rooms located on the ground floor, the impressive 22ft reception, which has a large bay window at the front, a cast-iron fireplace and ornate cornicing, ceiling rose and chandelier light fitting. Then double doors connect the reception to the formal dining room, with its panelling, parquet flooring and chandelier. At the rear, the kitchen and dining area has space for a dining table for informal meals, as well as shaker-style units, wooden flooring, a central island with a breakfast bar and a stainless steel range cooker.

On the first floor is the luxury principal bedroom suite with a large dressing room and en suite shower room. Also on this floor is the music room/snug and contemporary bathroom.

The second floor offers a sizable living room, two further double bedrooms and second house bathroom. The third floor comprises a further two double bedrooms, a store and additional bathroom with separate shower

## Outside

At the front of the property, steps and a paved pathway lead to the entrance, while there is a low-maintenance front garden with an area of artificial lawn and border shrubs and hedgerows. Access for vehicles is at the rear, via Valley Mount, to a drive and private parking that is secured by telescopic bollards.

## Location

97 Valley Drive is located close to the bustling restaurants, bars and delis on Cold Bath Road as well as the centre of the historic and popular spa town of Harrogate. The town boasts a wealth of fine Georgian and Victorian architecture, and has excellent shopping, leisure and cultural facilities, plus a number of supermarkets, and a choice of superb schools – both state and independent.

The area is well connected by road, with the A1(M) approximately eight miles from the property, offering easy access to the north and south, while Harrogate mainline station offers direct services to London Kings Cross in three hours.

The property is situated close to the beautiful RHS Harlow Carr gardens, while golf is available at Pannal Golf Club. The stunning countryside of the Nidderdale Area of Outstanding Natural Beauty, with its many walking, cycling and riding routes, is also within easy reach.









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Approximate Gross Internal Area = 345.0 sq ft / 3714 sq m



Illustration for identification purposes only, measurements are approximate, not to scale. (ID1007574)



## Directions

From Strutt & Parker's Harrogate office, head along Albert Street and turn right at the junction onto the A61/West Park. Immediately turn left onto Montpellier Hill, then at the roundabout, take the third exit onto Royal Parade. Turn left onto Valley Drive, and you will find the property on the left after 0.3 miles.

## General

**Local Authority:** North Yorkshire Council  
**Services:** Mains electricity, gas, water and drainage.  
**Council Tax:** Band F  
**Tenure:** Freehold  
**Offers Over:** £1,300,000

## Harrogate

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