



The Penthouse, Langham Place

21-23 Valley Drive, Harrogate

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An immaculate and stylish three-bedroom apartment with modern décor and fittings, in an exclusive setting.

A stunning penthouse apartment on the upper level of a handsome period house. Set on Valley Drive, it overlooks the green open space of Valley Gardens, in one of Harrogate's most sought-after and exclusive locations. It features light, airy accommodation with clean, neutral décor and stylish yet understated modern fittings throughout.



OPEN PLAN LIVING



3 BEDROOMS



2 BATHROOMS



PRIVATE PARKING



OPPOSITE VALLEY GARDENS



LEASEHOLD 975 YEARS



PRIME LOCATION



1,402 SQ. FT (130.3 SQ. M)



GUIDE PRICE £550,000



The property

This luxury penthouse apartment offers three bedrooms and a magnificent open-plan living space, in a highly desirable Harrogate location. The apartment is situated on the upper level of a stunning period house, which features handsome elevations of typical sandstone, along with various other impressive period details. The apartment contrasts the period styling of the home with modern, stylish fittings, including recessed LED lighting, wooden flooring to the entrance hall and reception room as well as wooden internal doors. The décor is clean and elegant throughout, creating a minimalist, contemporary feel.

The apartment has direct access via a lift into the welcoming entrance hall, with its vaulted ceiling overhead and skylights welcoming plenty of natural light. Double doors lead to the main open plan living and entertaining space, an impressive 31ft kitchen, living and dining area. The room has windows to both the front and rear, enjoying plenty of natural light as

well as affording views towards the English Heritage Grade II Listed Valley Gardens. The kitchen features Shaker-style units in cream, tiled splashbacks as well as integrated appliances including a dishwasher, washer dryer, a fridge/freezer, an oven, an induction hob and an extractor hood.

There are three well-presented double bedrooms, one of which would be ideal for use as a home study or further reception room if required. The generous principal bedroom features a luxury en suite shower room with a walk-in shower and underfloor heating. Meanwhile, the family bathroom has an over-bath shower. Both the bathroom and en suite shower room have refined floating fittings and floor-to-ceiling tiling.



Outside

Valley Drive is a stunning tree-lined avenue bordering Harrogate's beautiful Valley Gardens. There is an allocated parking space at the rear, providing step free access to the building, with further parking available to the rear of the building as well as along both sides of Valley Drive in marked bays via a resident permit scheme. At the front of the house there is a paved pathway, providing access to the steps leading to the elevated entrance, with raised beds featuring various established shrubs and hedgerows. Valley Gardens provide a wealth of further outside green space to enjoy, including ponds, gardens and woodland, as well as footpaths, tennis courts, a play area and a café, all of which are easily accessible from the apartment.

Distances

- Harrogate town centre 0.4 miles
- Knaresborough 3.9 miles
- Wetherby 9.4 miles
- Leeds 16 miles
- York 21 miles

Nearby Stations

- Harrogate Station
- Hornbeam Park Station
- Starbeck Station

Key Locations

- The Stray
- Knaresborough Castle
- Ripley Castle
- Royal Pump Room Museum
- Harlow Carr Gardens
- Valley Gardens
- Harrogate Theatre
- Turkish Baths Harrogate



Location

The apartment is located opposite the Valley Gardens which are English Heritage Grade II listed gardens situated in regal Low Harrogate, which along with woodland, known as The Pinewoods, covers 17 acres. The town boasts a wealth of fine Georgian and Victorian architecture, and has excellent shopping, leisure and cultural facilities plus several supermarkets.

The stunning countryside of the Nidderdale Area of Outstanding Natural Beauty, with its many walking, cycling and riding routes, is within easy reach as well as the beautiful RHS Harlow Carr gardens. For golf enthusiasts, there many clubs in the area including Pannal Golf Club, Oakdale Golf Club, Harrogate Golf Club and Rudding Park Golf Club. For the commuter the property is well connected by road, with the A1(M) just 10 miles from the property, offering easy access to the north and south. While Harrogate mainline station offers direct services to Leeds, York and London Kings

Cross in three hours. Leeds Bradford International Airport is approximate 11 miles and offers both domestic and international flights.

There are several highly regarded local primary and secondary schools both private and state nearby. Including Ashville College and Harrogate Ladies College.

Nearby Schools

- Harrogate Grammar School
- Western Primary School
- Brackenfield School
- Ashville College
- Belmont Grosvenor School
- St Aidan's CofE High School
- Rossett School
- Oatlands Infant School
- Harrogate Ladies' College





Third Floor

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1176007)

Floorplans

Approximate Gross Internal Area = 1,402 sq. ft (130.3 sq. m)

For identification purposes only.

Directions

HG2 0JL

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General

Local Authority: North Yorkshire County Council

Services: Mains electricity, water, drainage

Service Charge: Approximately £447 per month

No ground rent as part of the freehold is owned.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

EPC Rating: D

Fixtures and Fittings: Are available by separate negotiation.

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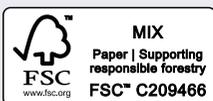
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