



**47 VALLEY DRIVE**  
Harrogate

**Carter Jonas**



## 47 VALLEY DRIVE, HARROGATE, HG2 0JH

Contemporary family kitchen • 4 reception rooms  
Utility/boot room • Cloakroom • Wine cellar • 5 double  
bedrooms • 5 bathrooms • Landscaped front and rear  
gardens • Off street parking with electric gates • Stone  
built garden store • Views over Valley Gardens

With beautiful views across the famous Valley Gardens,  
Number 47 Valley Drive is the epitome of luxury town  
centre living with vast accommodation which can be  
configured in a variety of ways to suit different family needs.

In its current layout the property boasts an impressive  
principal suite with dressing room and bathroom, four  
further double bedrooms, four bathrooms (two of which  
are en suite), a formal dining room, sitting room, sociable  
contemporary family kitchen with bi-folding doors to  
the rear garden and a stunning first floor living room  
with French doors into the games room behind. Further  
additions have been made to provide a fabulous boot  
room/utility, a separate cloakroom and a wine cellar.

The pure quality of this property is demonstrated  
immediately on entering the beautiful front garden with  
Indian stone patio area, limestone steps to the grand front  
door and the neat ironmongery. The rear garden is also  
paved with Indian stone and has a neat lawned area to  
match the front garden and provides a beautiful, tranquil  
area to relax and enjoy but also provides off street parking  
behind electronically operated sliding privacy gates and  
also has a very useful stone built garden store room.

**A TRULY STUNNING PERIOD TOWNHOUSE WHICH HAS BEEN COMPLETELY MODERNISED TO AN EXACTING STANDARD THROUGHOUT OFFERING ELEGANT LIVING ACCOMMODATION WHICH EXTENDS TO OVER 4,300 SQFT WITH OFF STREET PARKING, OVERLOOKING THE VALLEY GARDENS AND A SHORT STROLL FROM THE AMENITIES ON THE COLD BATH ROAD AND HARROGATE TOWN CENTRE.**





Valley Drive, opposite the Valley Gardens, is conveniently located just a short walk from the bustling restaurants, bars and boutique shops on the ever popular 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 is within the catchment area for both Western primary and Harrogate Grammar schools.

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.

**Tenure:** We are advised the property is Freehold and vacant possession will be granted on completion.

**Directions - HG2 0JH:** From the Prince of Wales roundabout proceed along West Park and turn left into Montpellier Parade. Take the second exit on the roundabout proceeding past the Pump Rooms and turn left into Valley Drive and the property is on the left hand side.

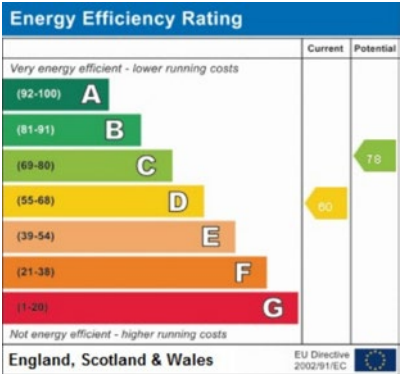
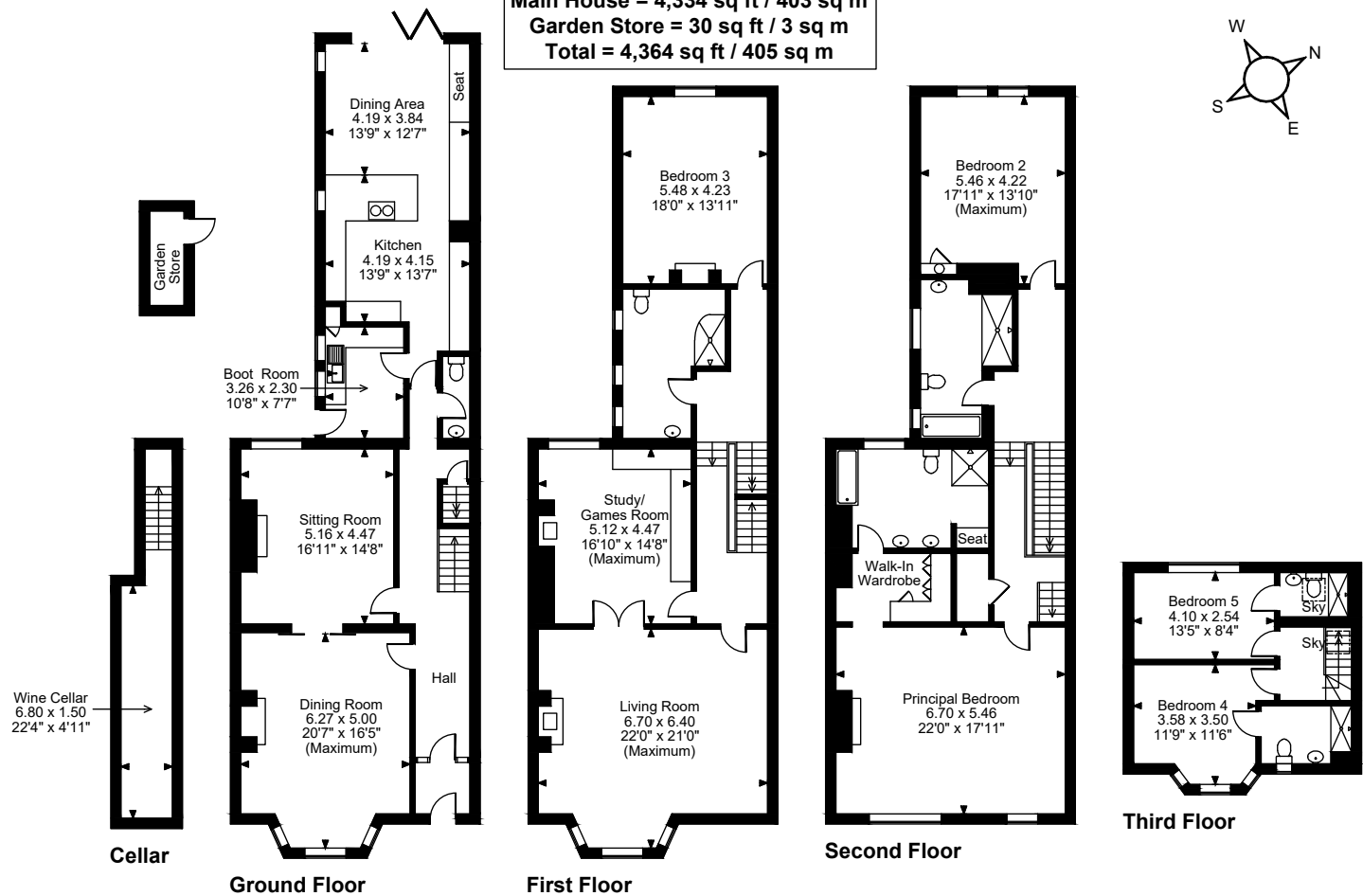
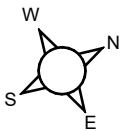








**47 Valley Drive, Harrogate**  
**Approximate Gross Internal Area**  
**Main House = 4,334 sq ft / 403 sq m**  
**Garden Store = 30 sq ft / 3 sq m**  
**Total = 4,364 sq ft / 405 sq m**







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