



47 VALLEY DRIVE
Harrogate

Carter Jonas

47 VALLEY DRIVE, HARROGATE, HG2 0JH

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.

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.



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.

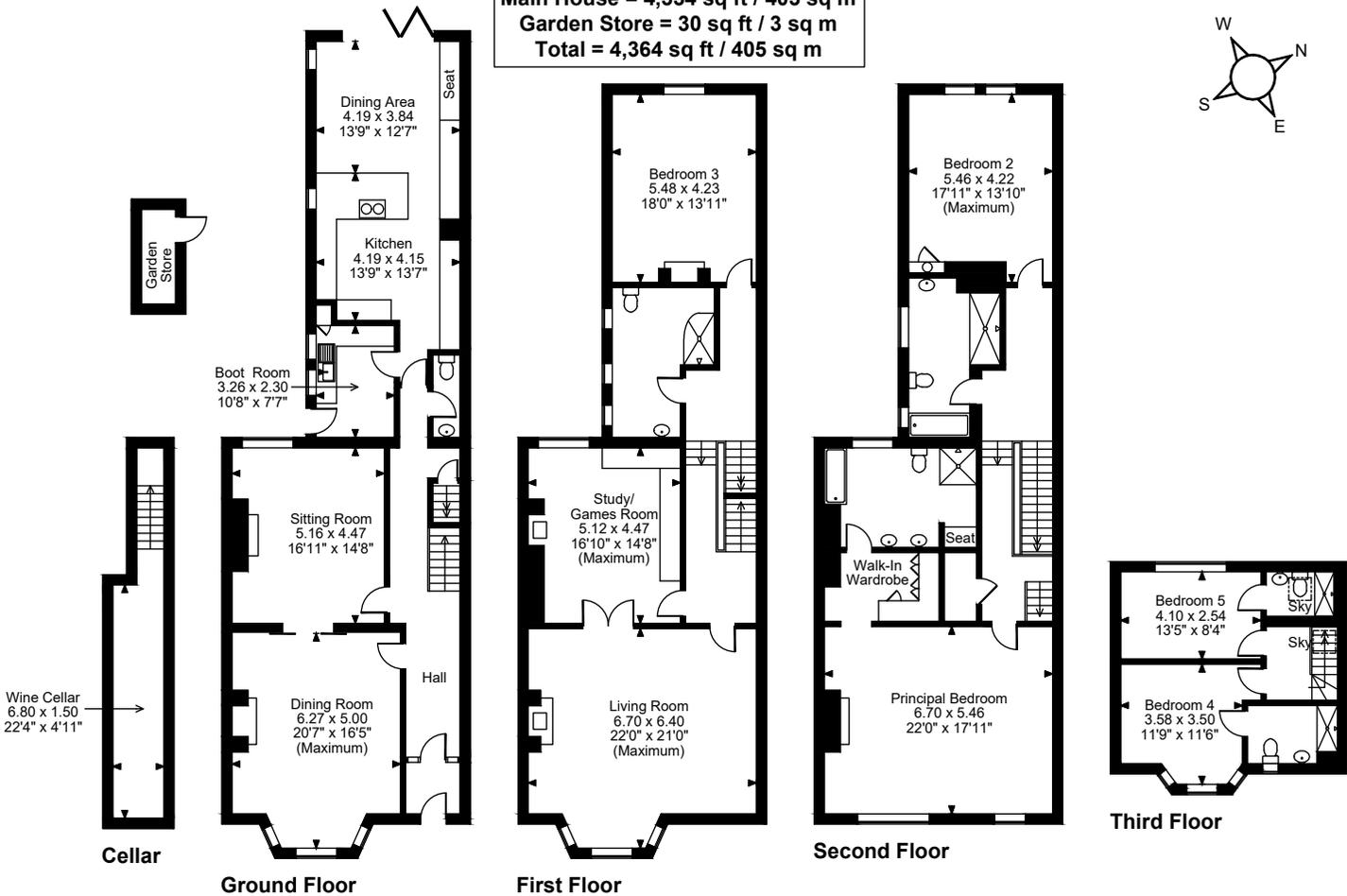
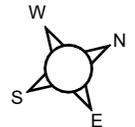
Tenure: We are advised the property is Freehold and vacant possession will be granted on completion.

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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 The position & size of doors, windows, appliances and other features are approximate only.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		60
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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