



Valley Drive | Harrogate | | HG2 0JH

£825 PCM



**WHITAKER  
CADRE** LETTING  
SPECIALISTS



# Valley Drive | Harrogate

## | HG2 0JH

### £825 PCM

A well presented one bedroom duplex apartment with office, located next to Valley Gardens and close to the town centre. The property benefits from gas central heating and comprises, communal entrance with stairs to the second floor, private entrance hall, open plan living room/kitchen, office/dressing room, bathroom and spiral staircase leading to the bedroom.

- One bedroom duplex apartment
- Recently re-decorated and re-carpeted
- Pleasant outlook towards the town centre
- Spiral staircase
- EPC rating D68
- Excellent location next to Valley Gardens
- Office/dressing room
- Gas central heating
- Council tax band A
- Available mid-late May

## Communal entrance

## Private entrance hall

**Living room/kitchen**  
16'0" x 13'9" (4.9m x 4.2m)

**Office/dressing room**  
11'1" x 8'10" (3.4m x 2.7m)

**Bathroom**  
5'10" x 5'10" (1.8m x 1.8m)

**Bedroom**  
30'2" x 9'2" (9.2m x 2.8m)

## Outside

## No Pets

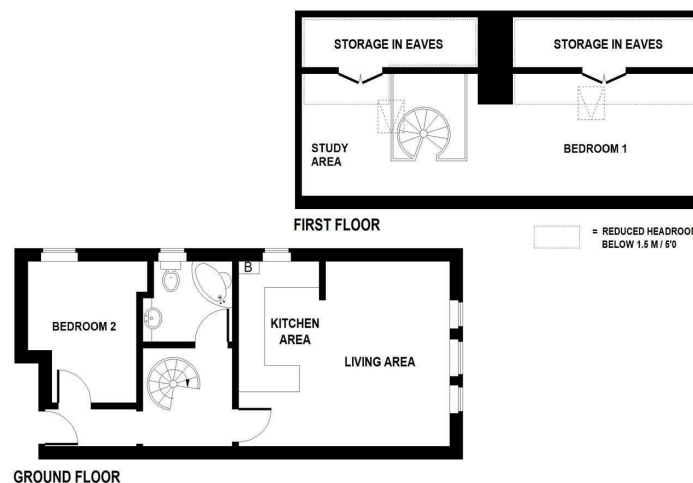
## Agent Notes

## Rental Procedure

## Payments



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



1 Lower Railway Road  
Ilkley  
West Yorkshire  
LS29 8FL  
01943 328343  
info@whitakercadre.com  
www.whitakercadre.com