



Valley Park Studios, 79 Valley Drive, Harrogate, HG2 0JP

Valley Park Studios offers a fabulous investment opportunity with this impeccable freehold building containing five luxury self contained two bedroom apartments overlooking the beautiful Japanese Gardens.

General Comments

The property, which was completely stripped back and practically rebuilt in 2011, was designed and traded successfully as luxury serviced apartments until recently and is now fully let on assured shorthold tenancies, currently returning £63,000 per annum.

Previously as serviced apartments the property was returning circa £175,000 per annum, however, a change in circumstances meant our client reverted to long term lets.

This high specification property can be purchased fully furnished with all tenancies in place for an immediate return on the investment with the option of returning the property to serviced apartments/ holiday lets (giving two months notice) for a higher yield if desired.

Situated in a highly convenient location the property is within walking distance to Harrogate town centre as well as local shops, bars, cafés and restaurants on Montpellier Hill and Cold Bath Road. For the commuter, there is easy access to the North and West Yorkshire business centres including Leeds, Bradford and York. Mainline railway stations in both Leeds and York (connections are available from the station in central Harrogate) provide Intercity services to London's Kings Cross and Leeds/Bradford International Airport is within a 30 minute drive.



Additional Information

Tenure

Freehold

Viewing

Strictly by appointment through the selling agents – Carter Jonas – 01423 523423.

The property is being offered for sale as a whole with all furniture and with the tenants in situ. Each tenancy agreement has a two month notice period written into the contract.

Apartment 1: Two double bedroom apartment occupying the ground floor with lovely open plan kitchen/living room and bay window.

Apartment 2: Two double bedroom apartment occupying the front half of the first floor with open plan kitchen/living room and bay window.

Apartment 3: Two double bedroom apartment occupying the front half of the second floor with balcony overlooking The Valley Gardens.

Apartment 4: Maisonette with two double bedrooms occupying the rear section of the first and second floor with Juliette balconies.

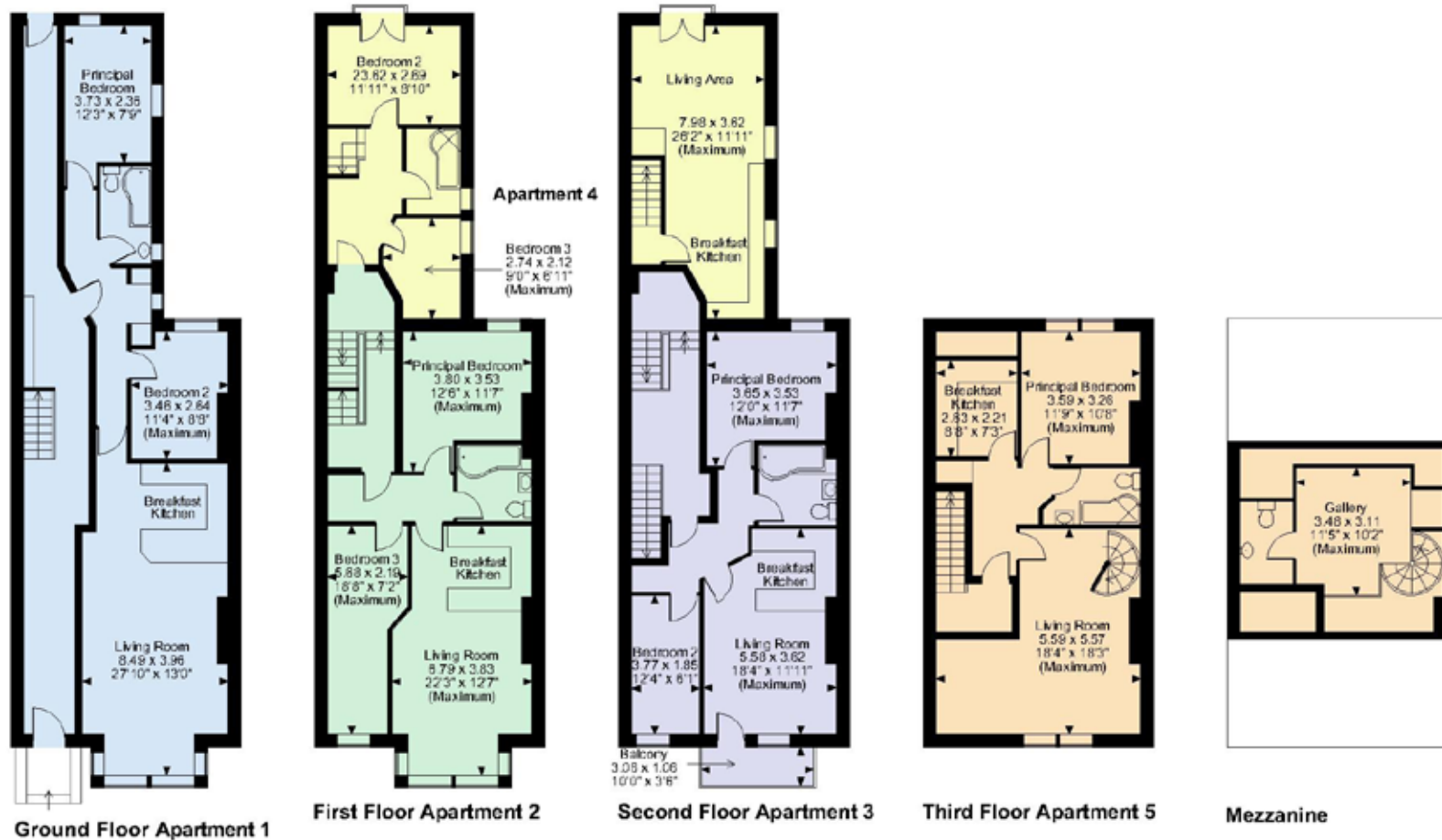
Apartment 5: Fabulous top floor apartment with a separate kitchen and a spiral staircase to the mezzanine level bedroom.

Outside: Front landscaped patio and two parking spaces at the rear with bin store area.



Floor Plan

Valley Park Studios, Harrogate
Approximate Gross Internal Area
Main House = 3,760 sq ft / 349 sq m
Balcony external area = 35 sq ft / 3 sq m



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

Contact



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Important Information

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Note: All plans not to scale