

NOVE

13 Wellington Court Valley Mount, Harrogate

Harrogate

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A beautifully presented and well-proportioned one bedroom, first floor apartment, offered chain free and quietly positioned within the ever-popular Cold Bath Road area of Harrogate. The property benefits from allocated parking and forms part of a secluded, well-maintained development just a short walk from both Valley Gardens and the vibrant town centre.

Lease information provided by the vendor: This property is leasehold with 965 years remaining of the initial 999 year lease.

Ground Rent is charged at just £20 per annum and the service charge £275 per quarter.

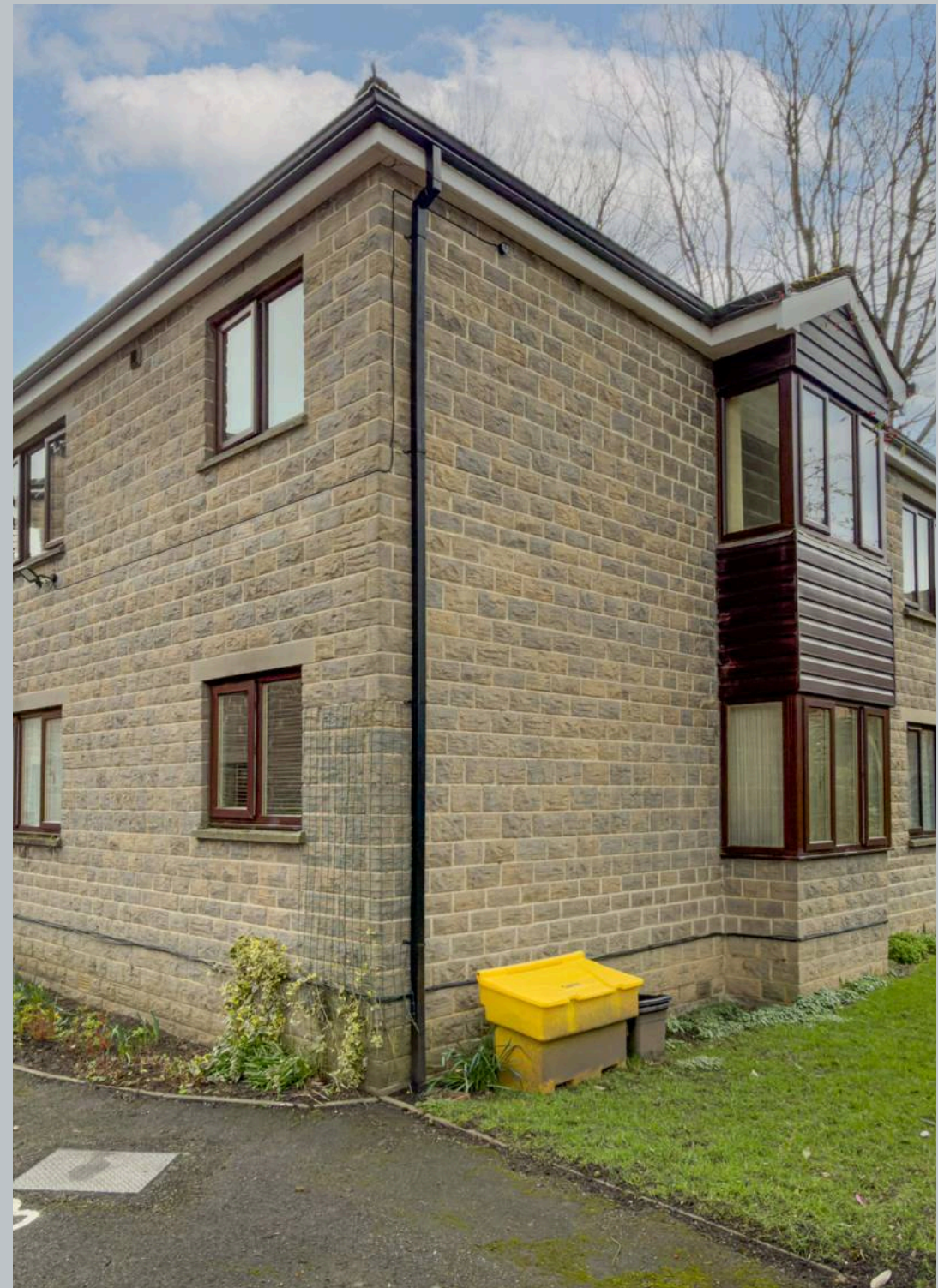
Harrogate

Harrogate consistently ranks among the most desirable places to live in the north of England, and it's easy to see why. A spa town with genuine elegance, it combines handsome Victorian architecture, award-winning gardens and a thriving independent retail and restaurant scene with excellent connectivity to Leeds, York and beyond. The Stray, Valley Gardens and RHS Harlow Carr give the town a green, open feel that's rare for a settlement of its size, while Cold Bath Road, Montpellier Quarter and the town centre offer a quality of café, bar and dining culture that punches well above its weight. Strong schools, low crime and a genuine sense of community round off the picture — Harrogate isn't just a lovely place to visit, it's one of the finest places in Yorkshire to call home.

Transport

Harrogate is exceptionally well connected for a town of its character. The A61 and A59 provide straightforward road links into Leeds and York respectively, while the A1(M) is easily accessible for those commuting further afield. Harrogate railway station sits close to the town centre and offers regular direct services into Leeds, with onward connections to London Kings Cross making it a genuine option for those who work in the capital. Leeds Bradford Airport is within around 30 minutes by car, opening up a wide range of domestic and international routes. Whether commuting daily or travelling occasionally, Harrogate offers a level of connectivity that complements its quality of life rather than compromising it.

- Off-road parking
- Landscaped garden area
- Modern kitchen units





Hallway

5' 3" x 7' 4" (1.61m x 2.24m)

Once through the private front door, you enter in to the hall, with access to the living areas, bathroom and bedroom. A storage cupboard houses the large, electric water cylinder.

Living Room

11' 4" x 15' 6" (3.45m x 4.73m)

The spacious living area benefits from electric storage heater and large, double glazed box window to the green space below.

Kitchen

9' 7" x 9' 7" (2.91m x 2.91m)

A modern kitchen with a range of base and wall units. The kitchen also houses integrated electric oven, hob, washing machine and fridge freezer.

Bedroom

9' 6" x 13' 3" (2.90m x 4.05m)

A double size bedroom with electric heater and large, double glazed window.

Bathroom

5' 8" x 7' 4" (1.73m x 2.24m)

The bathroom consists of a full size bath with plumbed in shower over and a folding screen, hand basin and modern toilet with push button flush. The rooms is tiled to all the wet areas and has a wall mounted towel radiator and extractor fan fitted.







Wellington Court

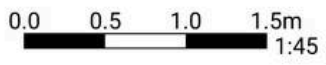
SUBMITTED BY
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CREATED ON
13 March 2026

DETAILS
Total area: 43.79 m²
Living area: 43.79 m²
Floors: 1
Rooms: 6

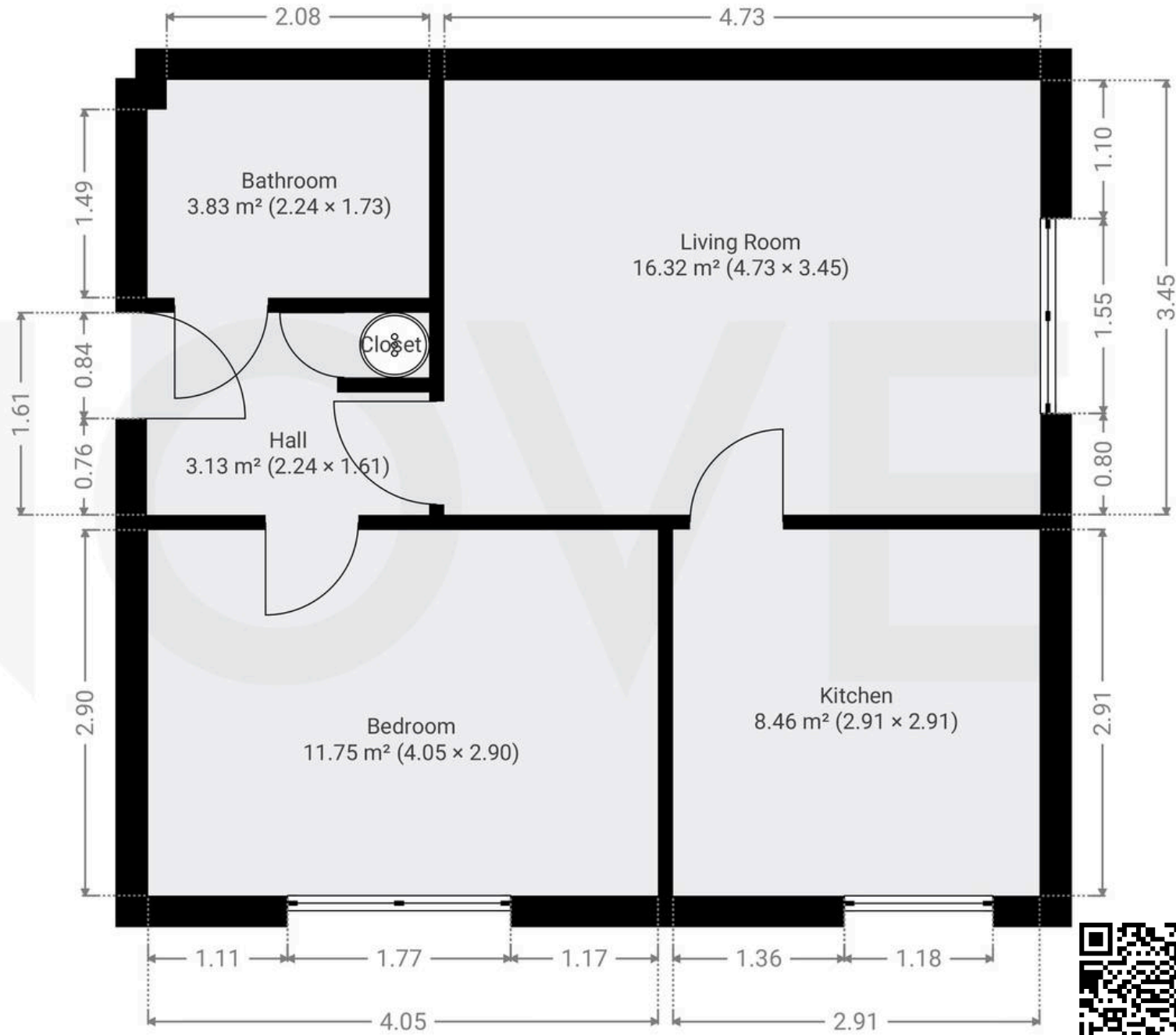
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▼ 1st Floor

TOTAL AREA: 43.79 m² · LIVING AREA: 43.79 m² · ROOMS: 6



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