



VERITY
FREARSON

APARTMENT 1, 14 WEST CLIFFE MOUNT, HARROGATE, HG2 0PR

PRICE GUIDE £425,000

APARTMENT 1, 14 WEST CLIFFE MOUNT,

Harrogate, HG2 0PR

A stylish two-bedroom duplex apartment occupying the entire ground and lower ground floors, with its own private entrance, attractive landscaped gardens, and located close to the Valley Gardens and the fashionable Cold Bath Road.

This stunning home has been sympathetically refurbished and extended by the current owners in recent years and features an entrance hall, living room, breakfast kitchen, separate dining area with double doors opening out onto a sun terrace and a four-piece bathroom. To the lower ground floor there are two further double bedrooms including a master bedroom with dressing area and double doors out onto the another sun terrace.

West Cliffe Mount is a popular location close to the shops and amenities of Cold Bath Road and excellent schools, and just a short walk from the Valley Gardens, the Stray and Harrogate town centre.



Living Room · Dining Room · Breakfast Kitchen

Master Bedroom Suite · Further Bedroom · Bathroom

Enclosed Lawned Garden · Sun Terraces







ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Entrance door to the front. Tiled floor, stairs to lower floor and doors leading to -

LIVING ROOM

Light and airy room with sash uPVC double-glazed windows to front and side elevations. Fire place with granite hearth and surround. Traditional column radiators.

BREAKFAST KITCHEN

Recently fitted quality kitchen comprising a range of wall and base units with marble work surfaces and ceramic double sink. Smeg range cooker with lighting and mantel above. Space for American-style fridge / freezer and integrated dishwasher. Stone-tiled floor continues from the entrance hall. Matching breakfast bar with views out over garden and space for bar stools. The breakfast bar can be used as a work-from-home area, with cupboard, shelving, power and USB points. Traditional column radiators and uPVC double-glazed sash windows to the front.

DINING ROOM

A spacious reception room with glazed double doors leading out to a sun terrace. Low-level base units with marble work surface. Solid wood flooring and traditional column radiator. Space for wall-mounted 32" TV. Access door to the rear.

BATHROOM

Panelled bath, shower enclosure, low-flush WC and pedestal washbasin. Tiled stone floor and tiles to wet areas. Bricked glass window to the side. Column radiators with towel rail and central heating radiator. Storage cupboard provides plumbing and space for a washing machine.

LOWER GROUND FLOOR

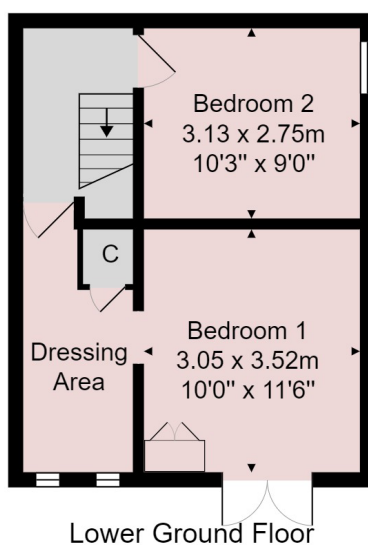
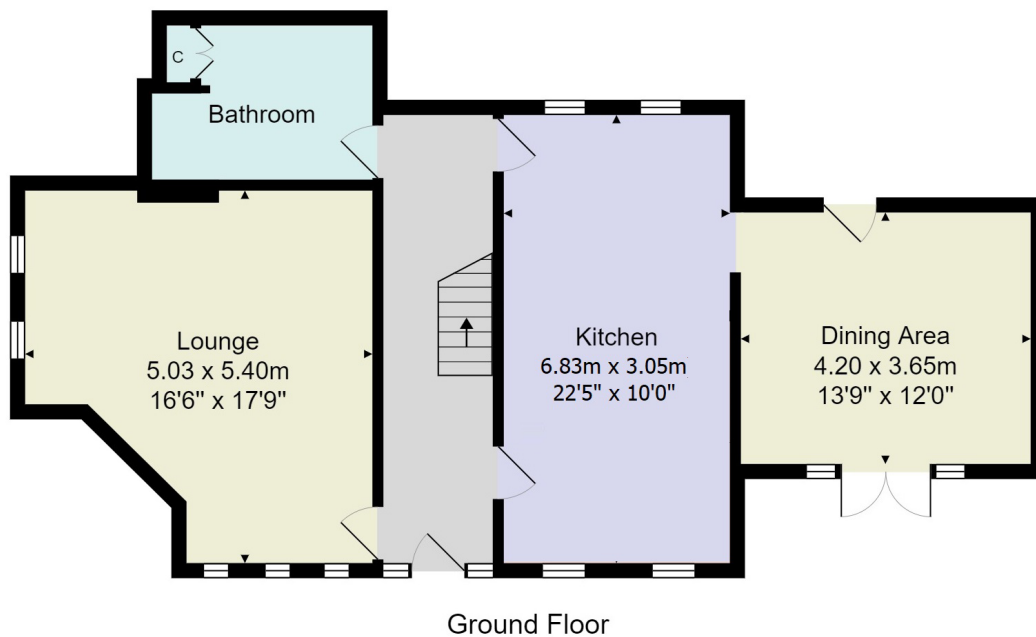
MASTER BEDROOM SUITE

Spacious double bedroom with glazed double doors out onto breakfast terrace. Central heating radiator. Dressing area currently used as additional sleeping space with storage cupboard.

BEDROOM 2

A further double bedroom with uPVC double-glazed window to the side. Central heating radiator.

FLOOR PLAN



Total Area: 111.2 m² ... 1197 ft²

All measurements are approximate and for display purposes only.
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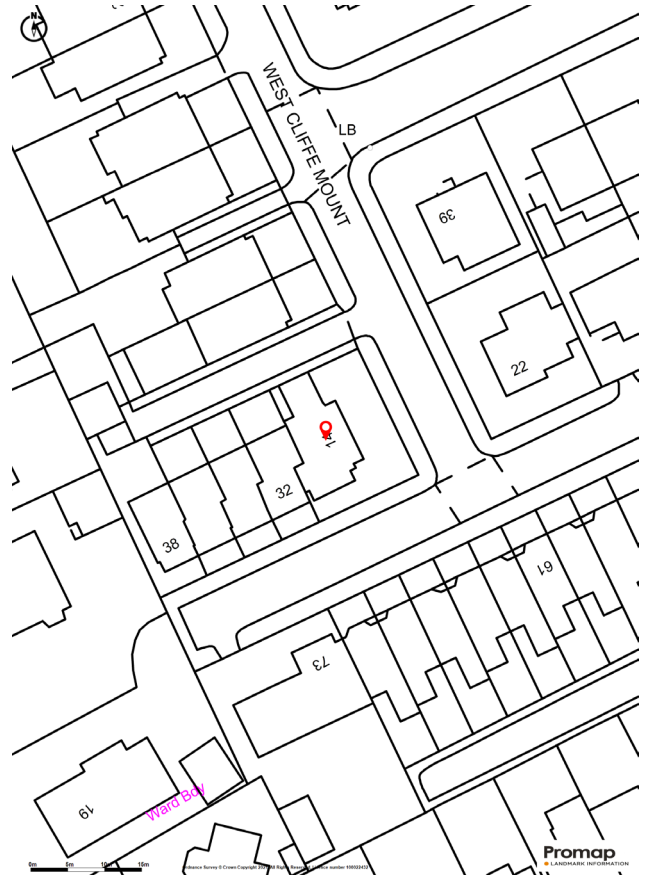
Outside

An enclosed lawn garden to the front and side with mature hedges to perimeters. There are two sun terraces, providing superb space for seating and entertaining.

Services

All mains services connected.

Council Tax Band - B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D		
(39-54)	E	41	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
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