



Flat 1, 20 West Cliffe Grove, Harrogate, North Yorkshire, HG2 0PL

£225,000



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A rare opportunity to purchase a spacious three-bedroom apartment with private entrance and private courtyard garden, situated in this desirable location just off Cold Bath Road.

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This super apartment provides generous accommodation with a large reception room together with a well-equipped kitchen, three bedrooms and bathroom. The property has the unusual benefit of a private courtyard garden as well as a private entrance to the ear of the building.

The apartment is situated in a sought-after quiet location, just off Cold Bath Road and is within a few minutes' walk of a range of excellent amenities including a parade of shops, popular schooling, the Valley Gardens, the Stray and Harrogate town centre. Offered for sale with no onward chain.







### **SITTING / DINING ROOM**

A large reception room with space for sitting and dining areas. Ornamental fireplace and window to front.

### **KITCHEN**

With a range of fitted wall and base units with gas hob, double oven and space for appliances.

### **BEDROOM 1**

A large double bedroom with windows to front and ornamental fireplace.

### **BEDROOM 2**

Further bedroom with window to rear.

### **BEDROOM 3**

A third bedroom or study with window to the rear.

### **BATHROOM**

With WC, washbasin, bidet and bath with shower above. Tiled floor. Windows to side.

### **OUTSIDE**

The property has the advantage of a private garden situated at the rear, providing a paved sitting area with planted borders and shed.

### **AGENTS NOTE**

The property is leasehold with a 125 year lease from 1998.

The freehold is owned by the management company which is owned by the flat owners within the building.

There is a service charge of £30 per month.

There are no restrictions on pets.

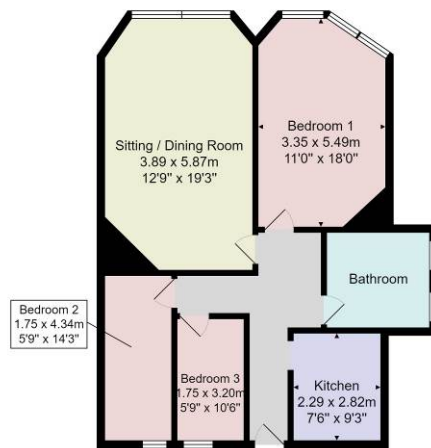
Subletting (renting) the property is permitted.

**Tenure** - Leasehold

**Council Tax Band** - B







Total Area: 83.1 m<sup>2</sup> ... 895 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only.  
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