

**VERITY
FREARSON**

THE HARROGATE ESTATE AGENT

verityfearson.co.uk



Flat 3, 37 West Cliffe Terrace, Harrogate, HG2 0PU

£175,000

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

THE HOME OF PROPERTY
• SINCE •
1921

Flat 3, 37 West Cliffe Terrace, Harrogate, HG2 0PU

A well-presented and spacious one-bedroom apartment occupying the top floor of this attractive end of terraced period property, in a desirable and sought-after location just off Cold Bath Road.

This super property provides spacious accommodation with a sitting room, a well-equipped kitchen, double bedroom with fitted wardrobes, modern bathroom, spacious landing and useful storage space and also has the benefit of an external storage shed with available power sockets.

The property is located in a desirable location just off Cold Bath Road, convenient for a range of excellent local amenities, the Valley Gardens and just a short distance from Harrogate town centre and the Stray. Offered for sale with no onward chain.





TOP FLOOR

SITTING ROOM

A spacious reception room with space for sitting and dining areas.

KITCHEN

A stylish fitted kitchen with wall and base units, worktop, electric hob and oven and space for appliances.

BEDROOM

A double bedroom with fitted wardrobes.

BATHROOM

A white suite comprising WC, washbasin and bath with shower above.

UTILITY CUPBOARD

Providing useful storage space with plumbing for a washing machine.

OUTSIDE

The property owns half of the driveway, located at the rear of the building, and there is a useful private shed which provides storage space with power sockets. On-street parking is unrestricted.

AGENT'S NOTE

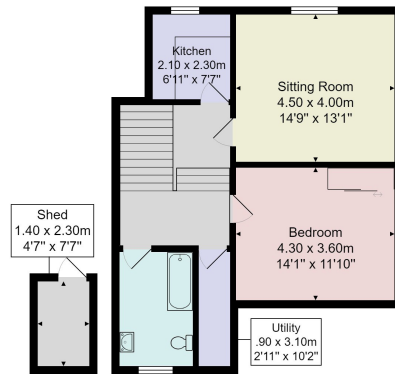
The property is Long Leasehold, having an original term of 999 years. The freehold is owned by the management company, which in turn is owned by the three flat-owners within the building.

The service charge is £60 per month, which includes buildings insurance and annual ground rent. Any remaining surplus monies are for repairs, as needed and any additional costs are split three ways.

There are no restrictions in the lease relating to owning pets or subletting the apartment, either on a short-term or long-term basis.

Council Tax Band - A





Total Area: 61.0 m² ... 657 ft² (excluding shed)

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

Verity Frearson

26 Albert Street, Harrogate,
North Yorkshire, HG1 1JT

For all enquiries contact us on:

01423 562531

sales@verityfrearson.co.uk

Energy Efficiency Rating		Current	Potential
<small>Band 1 (most efficient) - lower running costs</small>			
79-101	A		
69-78	B		
55-68	C	70	78
45-54	D		
35-44	E		
21-34	F		
1-20	G		
<small>Not energy efficient - higher running costs</small>			
England & Wales		EU Directive 2002/91/EC	
<small>www.epc.org.uk</small>			