



1a West Cliffe Terrace, Harrogate, North Yorkshire, HG2 0PT

£240,000

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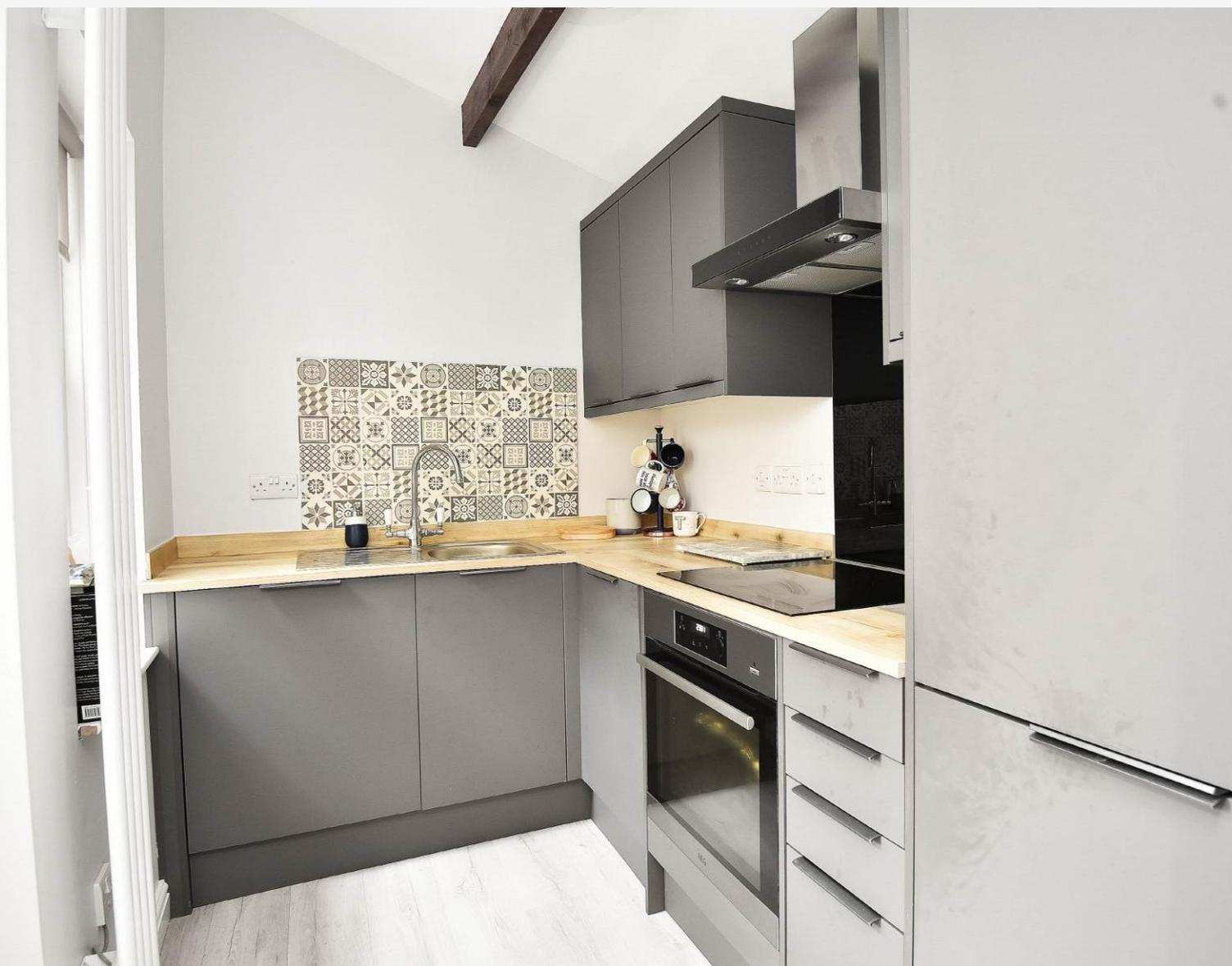
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A high-quality two-bedroom ground-floor apartment with private entrance and front garden, situated in this prime location just off Cold Bath Road and within easy walking distance of Harrogate town centre.

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This impressive property has been recently modernised and refurbished to a high standard and provides quality accommodation comprising two double bedrooms, modern bathroom, sitting room with wood-burning stove, and a stylish fitted kitchen. The property has the benefit of a private entrance and garden to the front.

West Cliffe Terrace is a quiet, residential street situated in this popular and convenient location, well served by the excellent amenities along Cold Bath Road, which includes cafes, bars, restaurants, and shops. The property is also within the catchment of popular primary and secondary schools and within easy walking distance of the Stray, the Valley Gardens and Harrogate town centre.





## **GROUND FLOOR ENTRANCE HALL**

### **SITTING ROOM**

A reception room with wood-burning stove.

### **KITCHEN**

A modern fitted kitchen with a range of stylish wall and base units with fully integrated appliances, including induction hob, oven, dishwasher, washing machine and fridge / freezer.

### **BEDROOM 1**

A double bedroom with windows with fitted shutters and ornamental fireplace.



### **BEDROOM 2**

A further double bedroom with window and fitted shutters.

### **BATHROOM**

A modern white suite comprising washbasin set within a vanity unit, and bath with shower above.

### **SEPARATE WC**

### **OUTSIDE**

To the front of the property there is an attractive private garden which can be used as an outdoor sitting area. To the rear of the property there are useful outside storerooms. On-street parking.



### **AGENT'S NOTES**

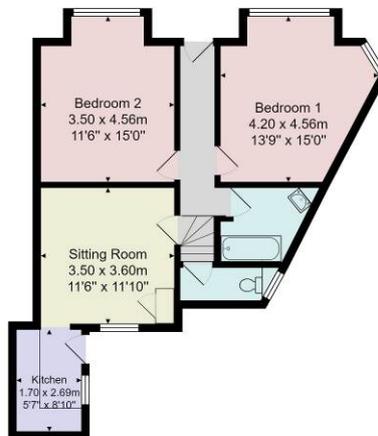
The property is long leasehold, having an original lease term of 999 years. There are three flats within the building which make up the management company which owns the freehold of the building. A service charge of £50pcm is payable which covers the buildings insurance and maintenance of the building. Any additional costs are split three ways between the three apartments.

Subletting / renting is permitted.

Pets are permitted with permission of the management company.



**Council Tax Band - A**



Total Area: 60.6 m<sup>2</sup> ... 652 ft<sup>2</sup>

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.  
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## Verity Frearson

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		73
(58-68)	D		
(39-54)	E	55	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			