



VERITY  
FREARSON

27 WEST CLIFFE GROVE, HARROGATE, HG2 0PS

OFFERS OVER £850,000



# 27 WEST CLIFFE GROVE,

*Harrogate, HG2 0PS*

**A fantastic opportunity to purchase a substantial stone-built semi-detached house extending to over 3,000 square feet, with large south-facing garden situated in this very convenient town-centre location, just off Cold Bath Road.**

This super property provides very generous and characterful accommodation over four levels, including a basement, and retains many of the of the building's original features including high ceilings, stained glass windows and fireplaces. In addition to the beautiful, impressive accommodation, the property has the rare benefit of an excellent outside space, having a good-sized garden, parking and garage. The generous accommodation is arranged over four level and includes an impressive sitting room with bay window together with a second reception room which overlooks the garden and a kitchen. There is a basement, which provides useful storage and utility area and has potential to be converted to provide additional accommodation if required, subject to obtaining the necessary consents. Upstairs there are six good-sized bedrooms and two bathrooms.

West Cliffe Grove 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.



2 Reception Rooms · Kitchen · Cloakroom · Basement

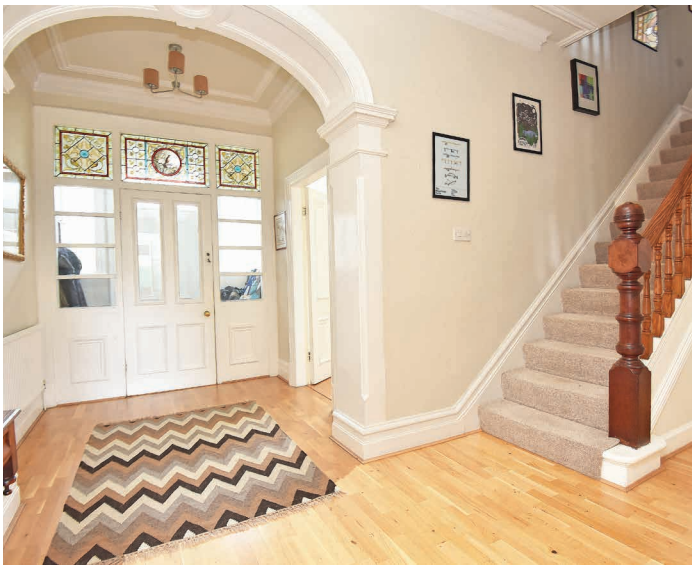
6 Bedrooms · 2 Bathrooms

Off-Road Parking · Garage · Lawned Garden













## ACCOMMODATION

### **GROUND FLOOR** **RECEPTION HALL**

#### **SITTING ROOM**

A large reception room with brick fireplace and open fire.

#### **DINING ROOM**

A spacious reception room with windows and glazed door leading to the garden.

#### **KITCHEN**

With a range of fitted units with range cooker, integrated fridge, dishwasher and microwave.

#### **CLOAKROOM**

With WC and washbasin.

#### **LOWER GROUND FLOOR**

There are various useful basement rooms on the ground floor, providing storage and utility area.

### **FIRST FLOOR**

There are three large bedrooms on the first floor.

#### **BATHROOM**

With washbasin, bath with shower above and fitted cupboard. Separate WC.

### **SECOND FLOOR**

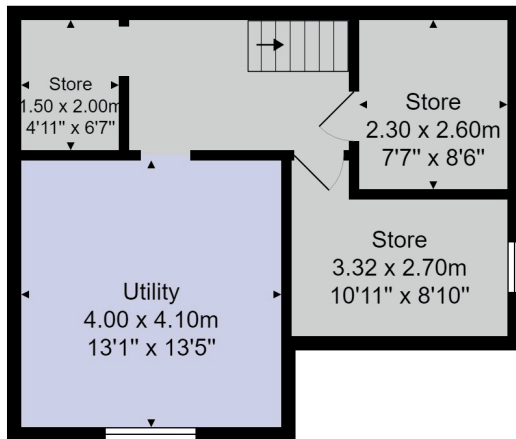
#### **BEDROOMS**

There are three bedrooms on the second floor, all with ornamental fireplaces.

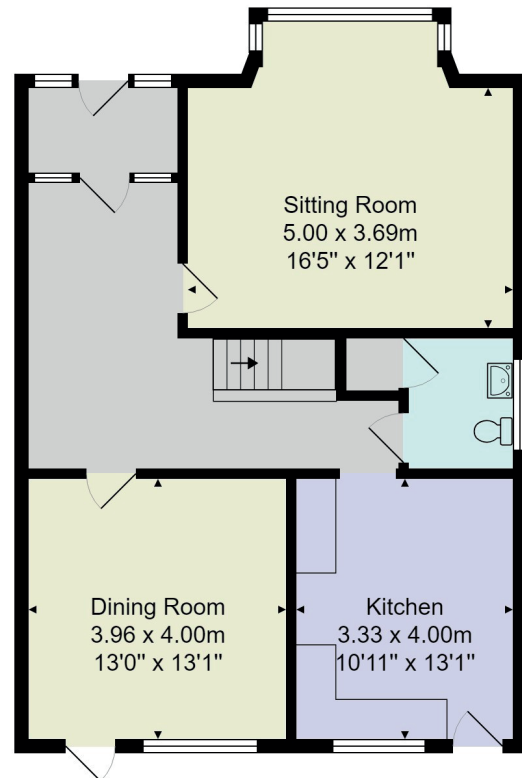
#### **BATHROOM**

With WC, washbasin and bath with shower above.

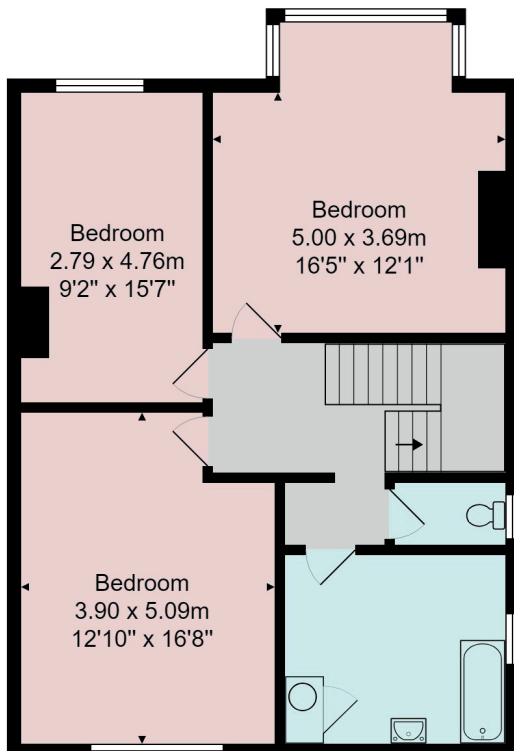
# FLOOR PLAN



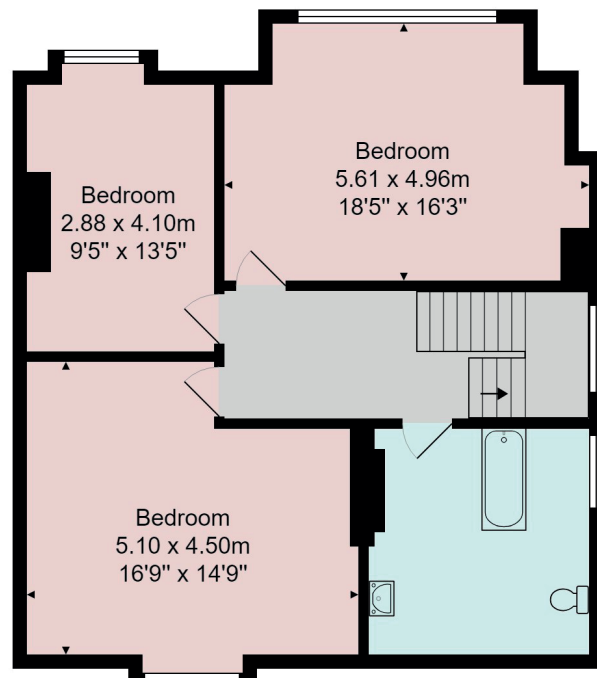
Lower Ground Floor



Ground Floor



First Floor



Second Floor

Total Area: 276.5 m<sup>2</sup> ... 2977 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. Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.



### Outside

The property has the rare benefit of a large and attractive garden with lawn, well-stocked, planted borders and paved sitting areas. There is a driveway at the rear of the property that provides parking and leads to a single garage.

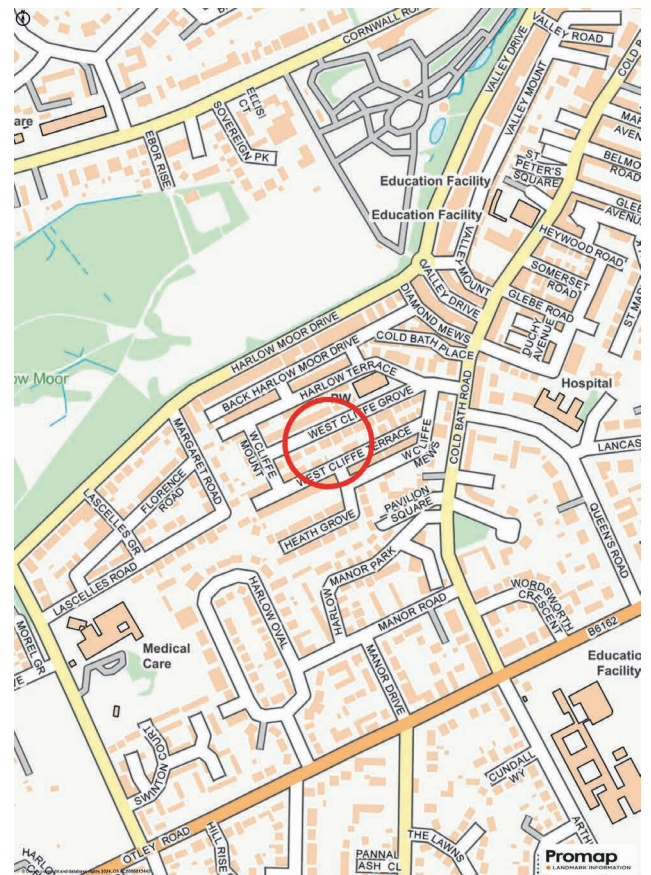
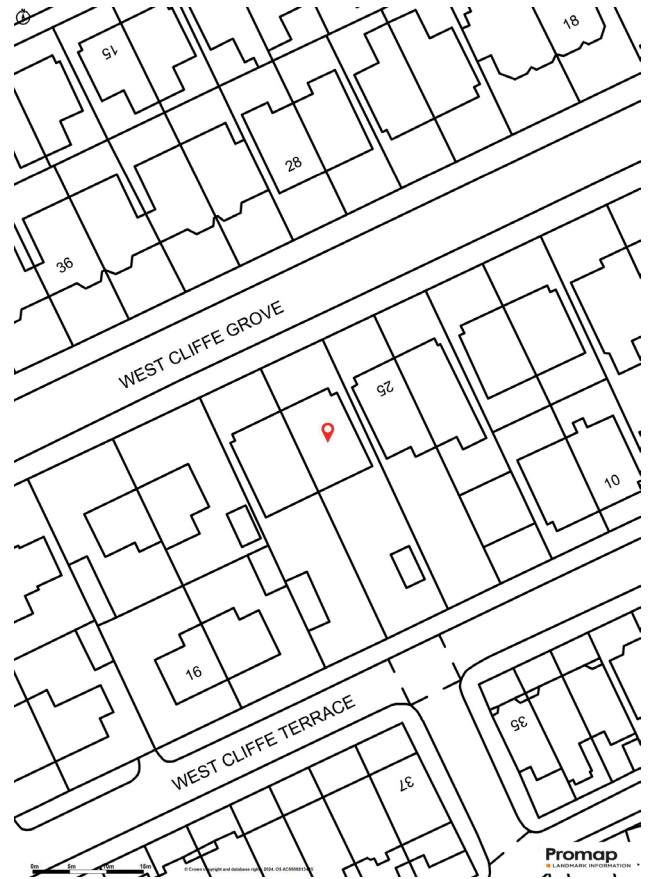
### Services

All mains services connected.

### Tenure

Freehold

### Council Tax Band - D



Harrogate

26 Albert Street, Harrogate  
North Yorkshire, HG1 1JT

Sales 01423 562 531  
Lettings 01423 530 000

[sales@verityfearson.co.uk](mailto:sales@verityfearson.co.uk)  
[verityfearson.co.uk](http://verityfearson.co.uk)







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