



Flat 3, 2 West Cliffe Mount, Harrogate, North Yorkshire, HG2 0PR

£325,000

## Flat 3, 2 West Cliffe Mount, Harrogate, North Yorkshire, HG2 0PR

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A fantastic opportunity to purchase a beautifully presented three-bedroom duplex penthouse apartment in this prime position just off Cold Bath Road and close to the Valley Gardens.

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This well-appointed home has been modernised and refurbished to a high standard in recent years and comprises a spacious sitting room, together with a stylish fitted kitchen, modern shower room, and three bedrooms. The accommodation is arranged over the top two floors of this attractive period property.

Located in a prime residential position, enjoying a stunning roof-top views, is well served by the excellent amenities along Cold Bath Road, which include fashionable cafes, bars and restaurants, and is within easy walking distance of the town centre, the famous Harrogate Stray, popular primary and secondary schools and the Valley Gardens. No onward chain.





## **SECOND FLOOR**

### **SITTING ROOM**

A spacious reception room enjoying a delightful outlook to the front.

### **KITCHEN**

A modern fitted kitchen with a range of stylish units with granite worktops. Induction hob, integrated oven, integrated microwave, integrated fridge / freezer, dishwasher and washing machine.

### **SHOWER ROOM**

A modern white suite comprising WC, washbasin and shower.

### **BEDROOM 2**

A double bedroom with window to the rear.

### **BEDROOM 3**

A further bedroom or study.

## **THIRD FLOOR**

### **BEDROOM 1**

Stairs lead to a large double bedroom with skylight windows, fitted storage, wardrobes and drawers. Access to large eaves storage area with potential to create additional bathroom if required.

### **AGENT'S NOTE**

The property is long leasehold.

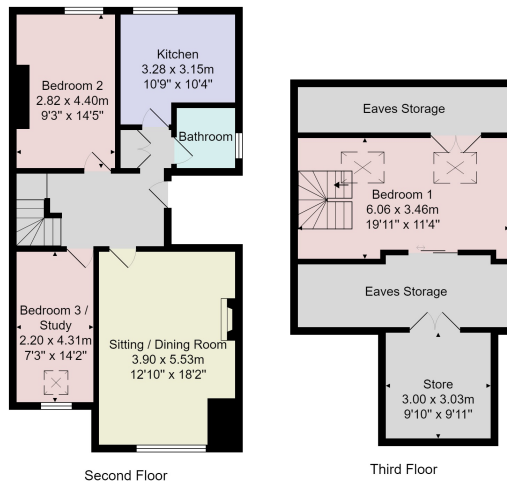
The service charge is £60 per month.

The property is allowed to be rented out and used as Airbnb.

Pets are allowed.

**Council Tax Band - B**





Second Floor

Third Floor

Total Area: 98.6 m<sup>2</sup> ... 1061 ft<sup>2</sup> (excluding eaves storage)

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

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| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92+)                                       | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D | 63                      | 69        |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |
| WWW.EPC4U.COM                               |   |                         |           |