



VERITY  
FREARSON

17 WEST CLIFFE GROVE, HARROGATE, HG2 0PS

OFFERS OVER £900,000

# 17 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 parking and garage, situated in this very convenient town-centre location just off Cold Bath Road.**

This superb property provides very generous and characterful accommodation over four levels, including a basement, and retains many of the building's original Arts & Crafts features, including high ceilings, bay 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 levels 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, an office and two bathrooms.



2 Reception Rooms · Kitchen · Cloakroom

6 Bedrooms · 2 Bathrooms · Office

Off-Road Parking · Garage · Large South-Facing Garden







## ACCOMMODATION

### GROUND FLOOR

#### RECEPTION HALL

A spacious reception hall with attractive staircase, leading to the upper floors. Solid oak flooring throughout the ground floor.

#### SITTING ROOM

The large reception room with an attractive bay window and feature marble fireplace with a wood-burning stove.

#### KITCHEN

With dining area and glazed doors leading to the garden. The kitchen comprises a range of fitted units with island, range cooker, integrated dishwasher and wine fridge.

#### DINING ROOM

A further large reception room with glazed doors leading to the garden and feature fireplace.

#### CLOAKROOM

With WC and washbasin.

### FIRST FLOOR

#### BEDROOM 1

A large double bedroom with bay window and feature fireplace with gas fire.

#### BEDROOM 2

A large double bedroom with window overlooking rear garden. Feature fireplace.

#### BEDROOM 3

A further good-sized bedroom with windows to three sides.

#### BEDROOM 4

A further bedroom.

#### BATHROOM

A white modern suite comprising WC, washbasin, large shower and free-standing bath. Tiled walls and floor with underfloor heating. Heated towel rail.

### SECOND FLOOR

#### BEDROOM 5

A large double bedroom with a window to the front.

#### BEDROOM 6

A double bedroom with windows overlooking the garden.

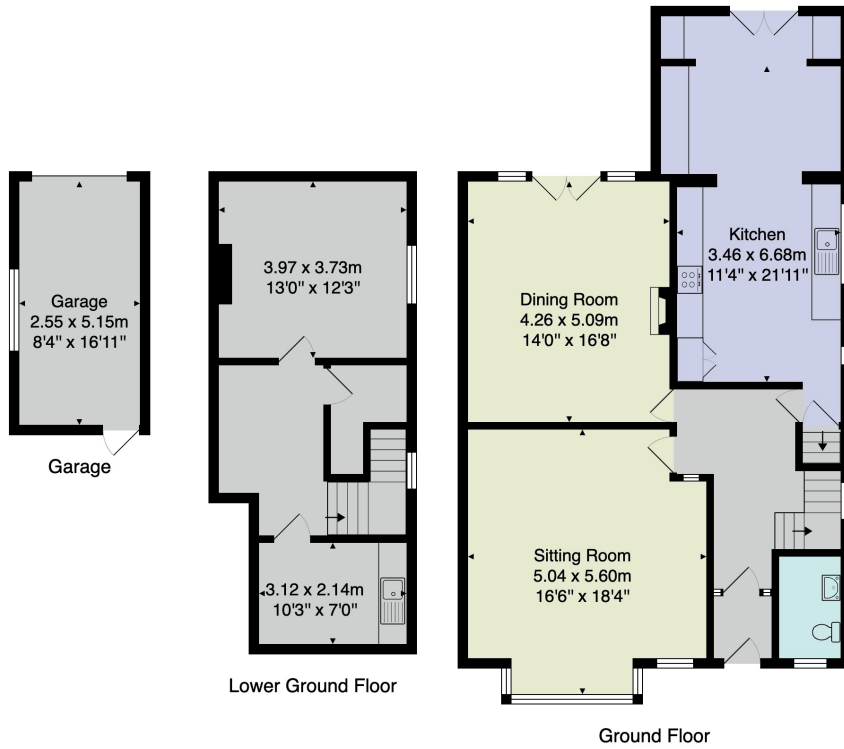
#### OFFICE

A further room providing a useful workspace.

#### BATHROOM

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

# FLOOR PLAN



Total Area: 296.0 m<sup>2</sup> ... 3186 ft<sup>2</sup> (excluding garage)

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

There is an attractive front garden with planted borders and path leading to the front door. To the rear there is a large garden with extensive paved sitting areas and well-stocked planted borders enjoying a south-facing aspect. A driveway to the rear provides parking and leads to a single garage which has light, power and electric door.

## Location

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.

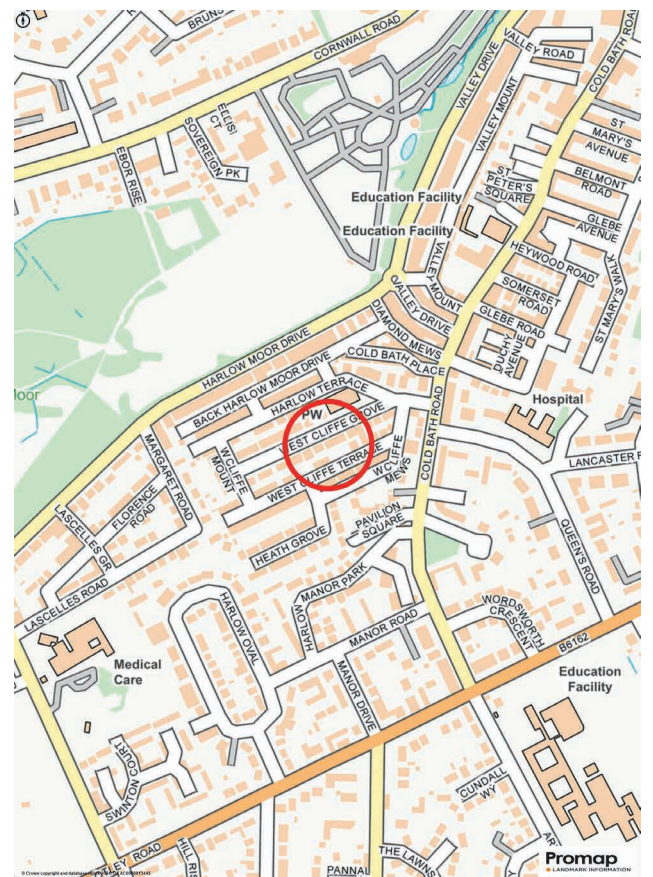
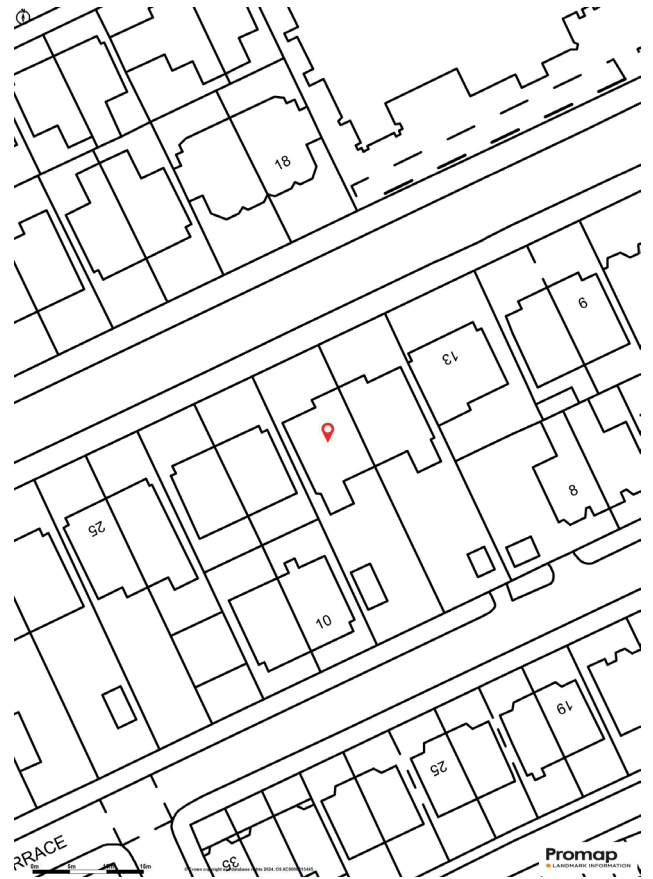
## Services

All mains services connected.

## Tenure

Freehold

## Council Tax Band - F



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

Harrogate

26 Albert Street, Harrogate  
North Yorkshire, HG1 1JT

Sales 01423 562 531  
Lettings 01423 530 000

sales@verityfrearson.co.uk  
verityfrearson.co.uk





VERITY  
FREARSON

[verityfearson.co.uk](http://verityfearson.co.uk)