



VERITY
FREARSON

11 WEST CLIFFE TERRACE, HARROGATE, HG2 0PT

£540,000

11 WEST CLIFFE TERRACE,

Harrogate, HG2 0PT

A fantastic opportunity to purchase a beautifully presented four-bedroom townhouse with attractive 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 three levels. On the ground floor there is a sitting room with bay window and fireplace, together with a stunning open-plan kitchen, and dining area with door leading to the delightful rear garden. Upstairs, there are four good-sized bedrooms, a modern shower room and en-suite bathroom.

West Cliffe Terrace is a popular location close to the shops and amenities of Cold Bath Road and excellent schools, just a short walk from the Valley Gardens, the Stray and Harrogate town centre.



2 Reception Rooms · Kitchen

4 Bedrooms · En-Suite · Bathroom

Forecourt Garden · Enclosed Rear Garden







ACCOMMODATION

GROUND FLOOR **RECEPTION HALL**

With oak flooring that continues through to the sitting room.

SITTING ROOM

A spacious reception room with bay window and fitted shutters. Fitted cabinets and shelving and feature fireplace with living-flame gas fire.

DINING ROOM

A further reception room with dining area, living-flame gas stove, fitted cabinets and shelving. Open plan to -

KITCHEN

With a range of stylish fitted units with quartz worktops and breakfast bar. Induction hob, integrated oven, dishwasher, fridge and freezer. Under-stairs utility cupboard with plumbing for washing machine.

FIRST FLOOR **BEDROOM 1**

A large double bedroom with window to front with fitted shutters. Fitted wardrobes and shelving.

BEDROOM 2

A bedroom with fitted wardrobes.

SHOWER ROOM

A white suite comprising WC, washbasin and shower. Heated towel rail. Tiled flooring. Fitted cupboard.

SECOND FLOOR **BEDROOM 3**

A double room with adjoining dressing room with fitted wardrobes and ensuite.

EN-SUITE BATHROOM

A white suite comprising WC, basin and free-standing bath.

BEDROOM 4

A further bedroom with skylight window.

FLOOR PLAN



Total Area: 130.4 m² ... 1403 ft²

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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Outside

Forecourt garden to front. The rear is an attractive enclosed rear garden enjoying a south-facing aspect with artificial grass and planted borders, providing an excellent outdoor entertaining space.

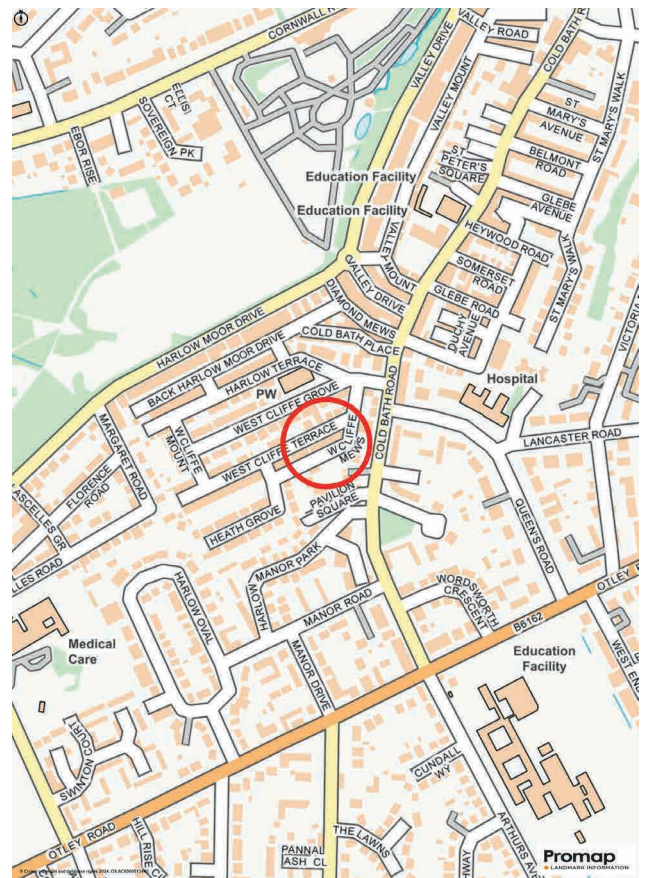
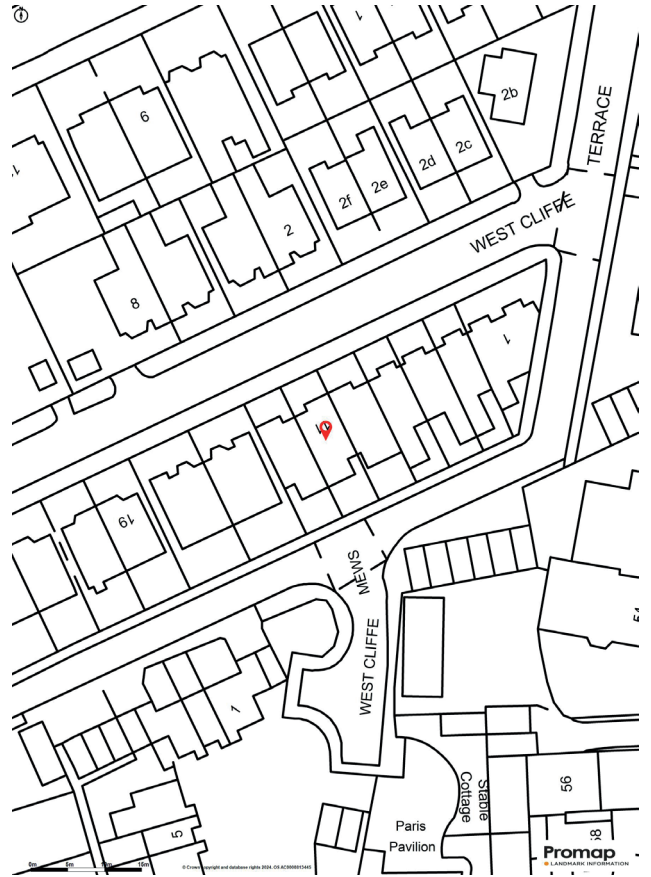
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - D



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92-100)	66
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC <small>WWW.EPC4U.COM</small>	

Harrogate

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