



VERITY
FREARSON

36 WEST CLIFFE GROVE, HARROGATE, HG2 0PL

£750,000

36 WEST CLIFFE GROVE,

Harrogate, HG2 0PL

A substantial and beautifully maintained six-bedroom semi-detached Victorian home, with the added benefit of a self-contained flat on the lower ground floor, situated in a desirable location off Cold Bath Road, beside the Valley Gardens and close to Harrogate town centre.

Built in 1897, this impressive stone-built property offers over 282 square metres of internal space and has been thoughtfully renovated, blending characterful period features with modern living. The house was fully refurbished in 2014, with further improvements to the exterior in 2021 including roof, chimneys, pointing, woodwork, insulation, and the addition of solar panels.

This wonderful family home provides flexible and generous living accommodation with gardens to both the front and rear, ample storage, and the versatility to use the lower ground floor as part of the main house or as an independent flat. Offered for sale with no onward chain.



Dining Kitchen · Sitting Room

5 Bedrooms · 2 Bathrooms · WC

Attic · Garden

Self Contained Flat: Bedroom · Living Room · Kitchen · Shower Room







ACCOMMODATION

GROUND FLOOR ENTRANCE HALL

With oak flooring and access to the main reception rooms.

SITTING ROOM

A spacious and light reception room with bay window and Burley log burner.

KITCHEN / DINING ROOM

A stunning open plan kitchen and living area with a fully fitted kitchen, dining and living space, and large patio doors leading out to the rear decking. The kitchen comprises a range of fitted units with space for appliances.

FIRST FLOOR LANDING

With beautiful stained glass window.

MASTER BEDROOM SUITE

A very large bedroom with bay window and arch through to a dressing room. There is potential to reinstate the original wall to create an additional small bedroom or to create an en suite bathroom.

BEDROOM

A further double bedroom.

BATHROOM

A generous family bathroom with two washbasins, bidet, free-standing bath, separate shower, WC and heated towel rail.

ADDITIONAL WC

With WC and basin.

SECOND FLOOR BEDROOMS

There are three bedrooms on this floor:

- A large double bedroom
- A further double bedroom
- A single bedroom

SHOWER ROOM / LAUNDRY

With WC, washbasin, shower, and plumbing for a washer and dryer.

ATTIC

Accessed via pull-down stairs, providing a large boarded space with excellent insulation. Houses solar panels, Viessmann boiler, and large hot water tank.

LOWER GROUND FLOOR

A self-contained flat with private access from the front and rear of the property as well as internal stairs connecting to the main house.

RECEPTION ROOM

A comfortable living space with its own entrance.

KITCHEN

Fitted with units and worktops, gas hob and oven and space for appliances.

BEDROOM

A double bedroom.

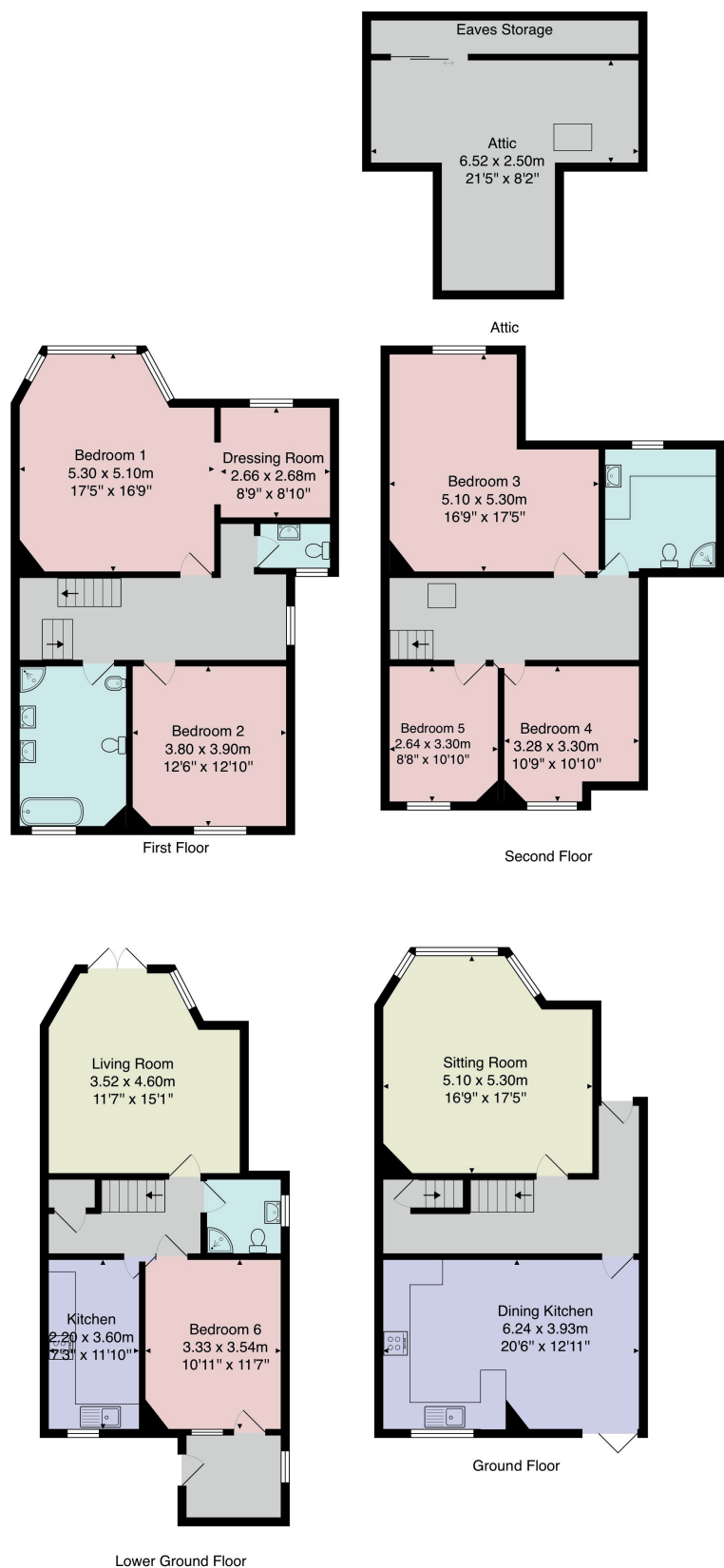
SHOWER ROOM

With WC, basin and shower.

PORCH & HALLWAY

Providing useful storage and private access from the rear.

FLOOR PLAN



Total Area: 264.5 m² ... 2847 ft² (excluding attic, 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.
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Outside

To the front, there is a small sunny garden with vegetable plots and a large porch. A gated side passage provides covered space for three bikes, a power point, tap, and log store.

The rear garden features a raised decking area accessed via large patio doors from the kitchen/dining room, with steps down to a lower patio and under-deck storage cupboards. There is also access to the rear entrance of the lower ground floor apartment.

Agent's Note

- Freehold property.
- Total internal area: approx. 282 sq. metres (3,035 sq. ft).
- Solar panels fitted with storage tank for energy efficiency.
- Flexible living space with the option to use the flat independently or as part of the main home.

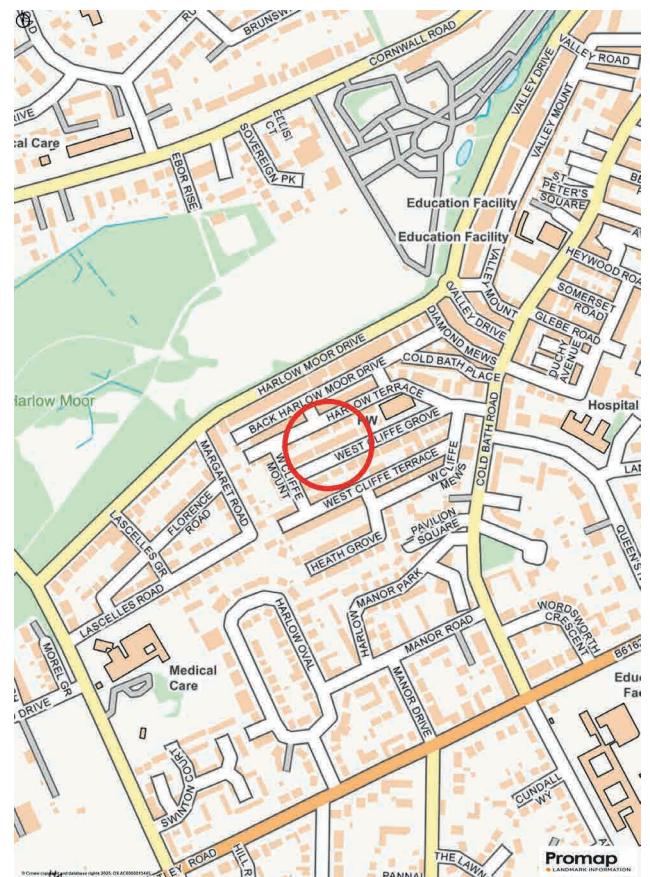
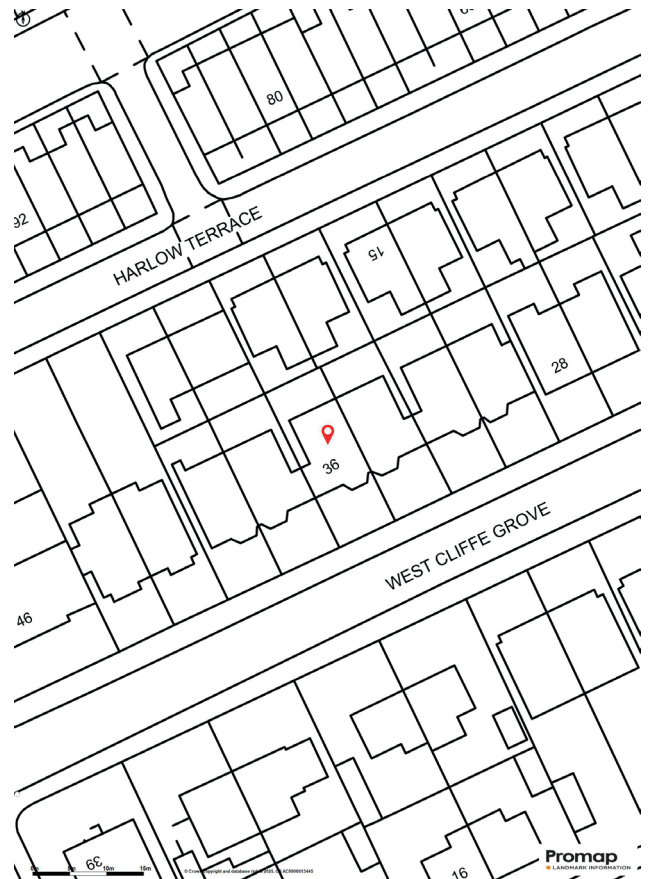
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		80
B (81-91)		
C (69-80)		
D (55-68)	68	
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
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@verityfearson.co.uk
verityfearson.co.uk





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verityfrearson.co.uk