

HUNTERS[®]

HERE TO GET *you* THERE



West Cliffe Grove

Harrogate, HG2 0PS

Council Tax: C

Offers Over £425,000



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Entrance Hall

Access via composite entrance door, stairs to first floor, radiator, under stairs storage cupboard, door to lounge, through to:

Kitchen Dining Snug Room

27'7" x 13'2" (8.41 x 4.02)

Modern range of wall and base mounted units with working surfaces over with inset sink unit and mixer tap, inset ceramic hob with extractor over and built in oven, dishwasher, space for tall fridge freezer, wall mounted boiler. UPVC double glazed window to front elevation, UPVC double glazed windows and French door to rear decking, inset ceiling spot lights, TV point, Velux window, two radiators, feature log burner, door to:

Office

9'6" x 4'9" (2.92 x 1.46)

UPVC double glazed window to rear elevation, radiator, doors to:

Shower Room

Shower cubicle with shower over, low level WC, wash hand basin, chrome heated towel rail, UPVC double glazed window.

Lounge

13'6" x 11'10" (4.12 x 3.62)

UPVC double glazed windows, UPVC double glazed door, radiator, fire place, TV point.

First Floor Landing

UPVC double glazed window, doors to:

Bedroom One

12'4" x 11'9" (3.76 x 3.60)

UPVC double glazed bay window with shutters, radiator.

Bedroom Two

11'11" x 10'6" (3.65 x 3.21)

UPVC double glazed window, radiator.

Bedroom Three

9'0" x 6'0" (2.76 x 1.83)

UPVC double glazed window, radiator.

Bathroom

White suite comprising panel bath, shower cubicle with shower over and glazed screen, low level WC, tiled floor and walls, UPVC double glazed window, chrome heated towel rail.

Garage

18'8" x 7'4" (5.71 x 2.25)

UPVC double glazed sliding door, windows to side elevation, utility area with commercial washing machine, worktop with inset sink unit, heater, large storage cupboard.

EPC

Environmental impact as this property produces 4.2 tonnes of CO₂.

Material Information

Tenure Type; Freehold
Council Tax Banding; C

An opportunity to purchase a stunning three/four bedroom semi-detached extended family home, having been much improved by the current owner to a high standard. The property is situated in a highly sought after location on the favoured 'south side' of Harrogate, just off Cold Bath Road, within close proximity of highly regarded schools, wide ranging local amenities and the town centre.

Offering generous living space throughout the ground floor, the accommodation comprises: Entrance hallway, lounge with feature fireplace and bay window with UPVC double glazed door opening to the front garden, modern open plan kitchen/dining/snug, the kitchen area is modern with integrated appliances and breakfast bar, the snug has a feature log burning stove and UPVC double glazed French doors opening to the rear garden, bedroom four/study and en-suite shower room. The first floor landing serves three bedrooms, bedrooms one and two both with fitted wardrobes and a modern bathroom with separate shower cubicle.

To the outside, a driveway with security gates provides ample off road parking and attractive front and rear low maintenance gardens, the rear garden has the benefit of a covered seating area. There is also a garden room which would make an ideal studio.

- SUPERB SPACIOUS FAMILY HOME
 - Ample off road parking
 - Open plan kitchen/dining/snug with log burner
 - Ground floor bedroom/study with en-suite shower room
 - Close to local amenities on Cold Bath Road, the Valley Gardens & the town centre
- Sought after location just off Cold Bath Road
- Attractive front & rear gardens with garden room
 - Lounge with feature fireplace
 - Family bathroom with separate shower cubicle
- Early viewing is highly recommended



Road Map



Hybrid Map

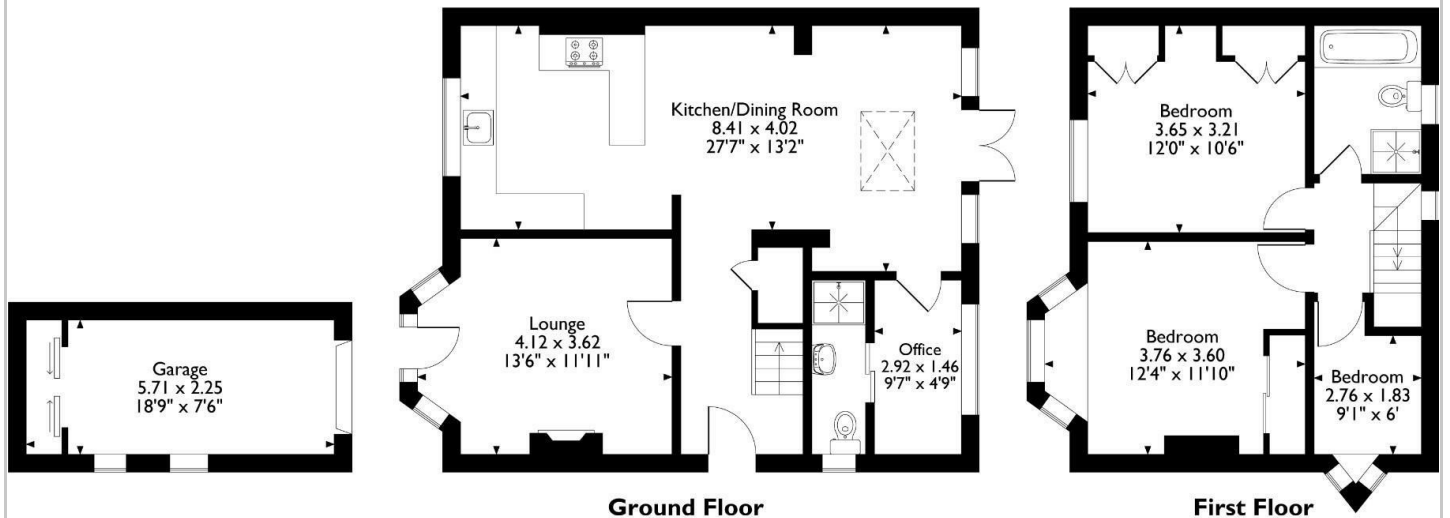


Terrain Map



Floor Plan

37 West Cliffe Grove, Harrogate, HG2 0PS
 Approximate Gross Internal Area
 Main House = 104 Sq M/1119 Sq Ft
 Garage = 12 Sq M/129 Sq Ft
 Total = 116 Sq M/1248 Sq Ft

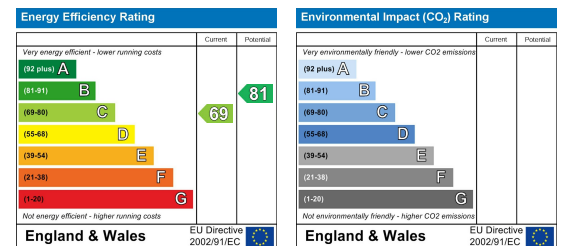


Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Viewing

Please contact our Hunters Harrogate Office on 01423 536222 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.