

GARDEN FLAT 4
6 WESTCLIFFE TERRACE
HARROGATE, HG2 0PT



NICHOLLS
TYREMAN

GARDEN FLAT 4 | 6 WESTCLIFFE TERRACE | HARROGATE | HG2 0PT

VENDOR WILL PAY STAMP DUTY | INCLUDES ALL FURNITURE AND PLASMA TV | AIR BNB/SHORT TERMS LETS ARE PERMITTED

Living/Dining Room | Kitchen

Two Bedrooms | House Bathroom

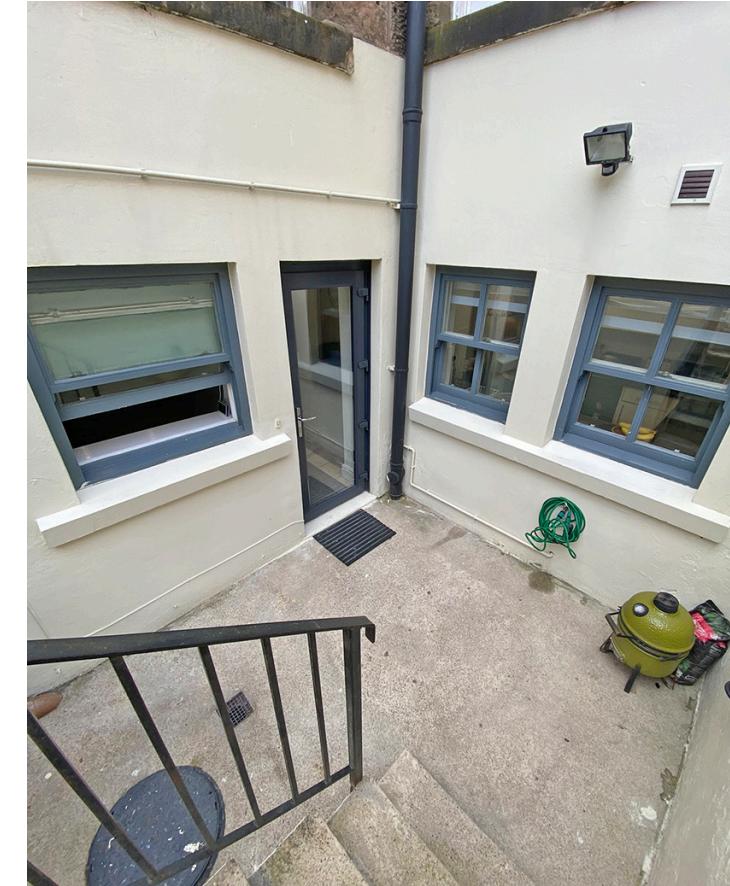
Private Courtyard

Council Tax: A | Energy Rating: C | Tenure: Leasehold

Lease Length: 999 years | Service Charge: £37.40 pcm | Ground Rent: £50.00 per annum | 25% of freehold

£205,000





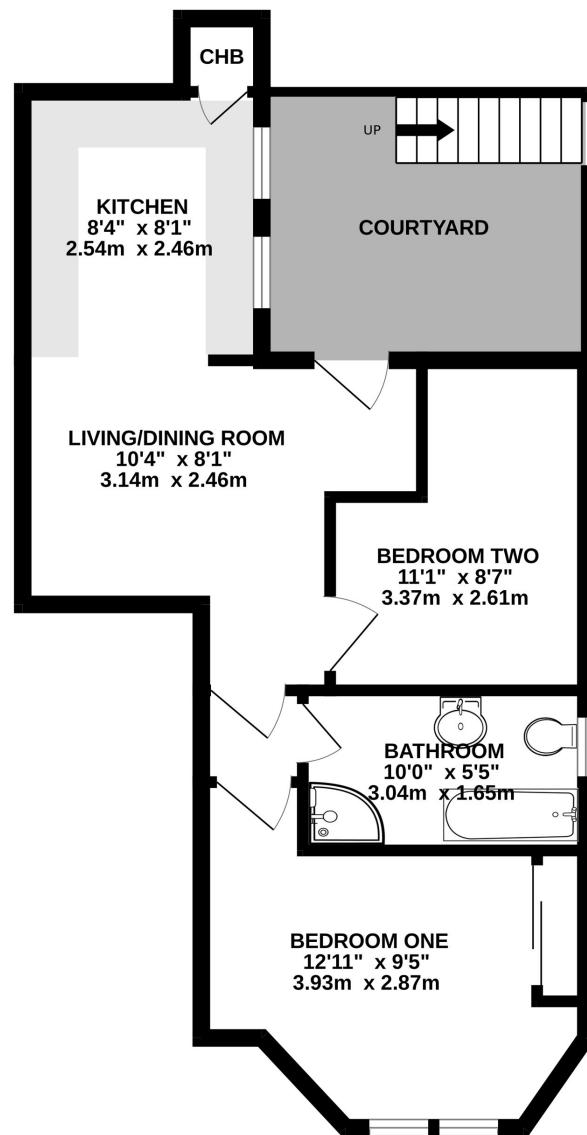
A beautifully presented garden apartment having the benefit of its own courtyard entrance. The property is situated in this sought after location just off the Cold Bath Road, close to its fabulous amenities, with the town centre a short distance away

The property comprises: Steps leading to the courtyard, door to entrance vestibule, kitchen with integrated appliances, living room, two bedrooms and bathroom.

The property is approached via a side pathway leading to steps and the courtyard.

There is also a communal bin store and bike area.

BASEMENT LEVEL
448 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA: 448 sq.ft. (41.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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9 Albert Street, Harrogate
North Yorkshire HG1 1JX
Sales: 01423 503076
Lettings: 01423 530744

These particulars are given as guidance only and are expressly excluded from any contract. They give no warranty as to the condition or description and any recipient must satisfy himself on all matters stated herein. The property is offered subject to contract and to its being unsold and unlet. Appointments for viewing and contract of all negotiations shall be through Nicholls Tyreman Estate Agent.

WWW.NICHOLLSTYREMAN.COM