



36 West Cliffe Terrace, Harrogate

£690,000

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An impressive and substantial five/six-bedroom stone-built property offering generous and highly flexible accommodation in this exceptionally convenient position just off Cold Bath Road. The property is well presented throughout and combines attractive character features with modern fittings, including stylish bathrooms, a superb open-plan dining kitchen and a cosy sitting room with wood-burning stove. The extensive accommodation is arranged over four floors and offers excellent flexibility for larger families, guests or those requiring additional home-working space.

The property occupies a highly sought-after position within easy walking distance of excellent primary and secondary schools, including Western Primary School and Harrogate Grammar School. Cold Bath Road offers a superb range of shops, cafés, bars and restaurants, while the Valley Gardens, the famous Harrogate Stray and Harrogate town centre are all close at hand.

OUTSIDE

To the rear is a good-sized and attractive enclosed garden with artificial lawn, providing a low-maintenance outdoor sitting and entertaining space. The property also benefits from an electric vehicle charging point, with parking available beyond the garden.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



GROUND FLOOR

An entrance vestibule leads into the reception hall, with attractive wood-effect flooring continuing throughout the ground floor. The sitting room is a spacious and welcoming reception room with fitted cupboards and an attractive fireplace incorporating a wood-burning stove. A particular feature of the property is the impressive dining kitchen, providing an excellent space for everyday family living and entertaining. Glazed doors open directly onto the rear garden. The kitchen is fitted with a range of modern wall and base units together with a gas hob, integrated double oven, microwave, integrated fridge freezer and plumbing for a washing machine.

LOWER GROUND FLOOR

The lower ground floor provides a substantial additional room, suitable for use as a bedroom, guest suite, home office, playroom or further reception space. An adjoining shower room is fitted with a modern white suite comprising a WC, washbasin and shower. There is also a separate utility room fitted with a range of units, worktop and sink, together with plumbing for a washing machine and a door providing direct access to the rear garden.

FIRST FLOOR

There are two particularly generous bedrooms on the first floor. The bathroom is fitted with a stylish modern white suite comprising a WC, washbasin set within a vanity unit, free-standing bath and separate shower, complemented by tiled walls and flooring.

SECOND FLOOR

The second floor provides three further good sized bedrooms. A spacious landing offers additional flexibility and provides ample room for a study or home-working area.





Total Area: 195.9 m² ... 2108 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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