



**31 West Cliffe Terrace, Harrogate**

**£400,000**



**YOUR AWARD  
WINNING AGENT**

**#DARINGTOBEDIFFERENT**



**An exceptional opportunity to acquire a substantial four-bedroom Victorian townhouse situated just moments from the fashionable Cold Bath Road and within easy walking distance of Harrogate town centre.**

Requiring complete modernisation throughout, this attractive period property offers buyers the rare chance to create a superb family home in one of Harrogate's most desirable and sought-after residential locations. Occupying a prime position, the property retains generous proportions and character features, whilst offering significant scope for enhancement and value creation.

West Cliffe Terrace is one of Harrogate's most desirable residential addresses, situated just off the ever-popular Cold Bath Road.

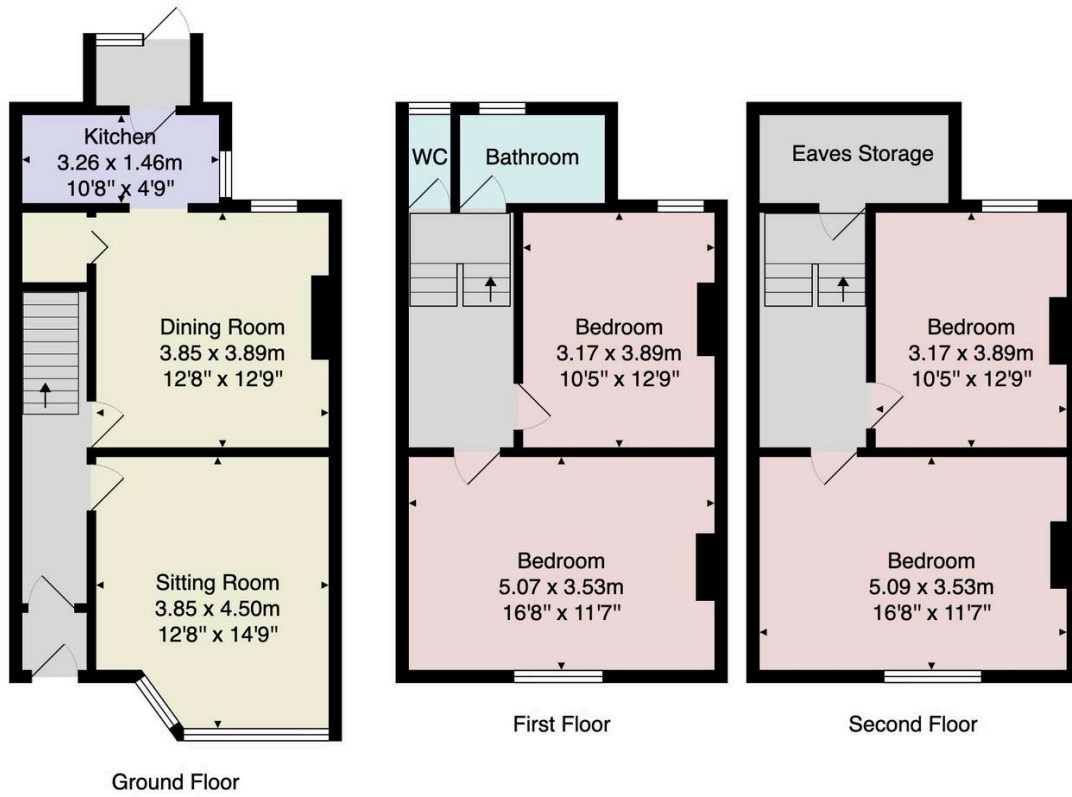
The property is ideally positioned within easy walking distance of Harrogate town centre, offering access to an excellent range of independent shops, cafés, restaurants, bars and everyday amenities. The beautiful Valley Gardens, Pinewoods and The Stray are all nearby, whilst highly regarded schools and transport links are readily accessible.



West Cliffe Terrace is one of Harrogate's most desirable residential addresses, situated just off the ever-popular Cold Bath Road.

The property is ideally positioned within easy walking distance of Harrogate town centre, offering access to an excellent range of independent shops, cafés, restaurants, bars and everyday amenities. The beautiful Valley Gardens, Pinewoods and The Stray are all nearby, whilst highly regarded schools and transport links are readily accessible.





Total Area: 135.7 m<sup>2</sup> ... 1460 ft<sup>2</sup>

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. Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

