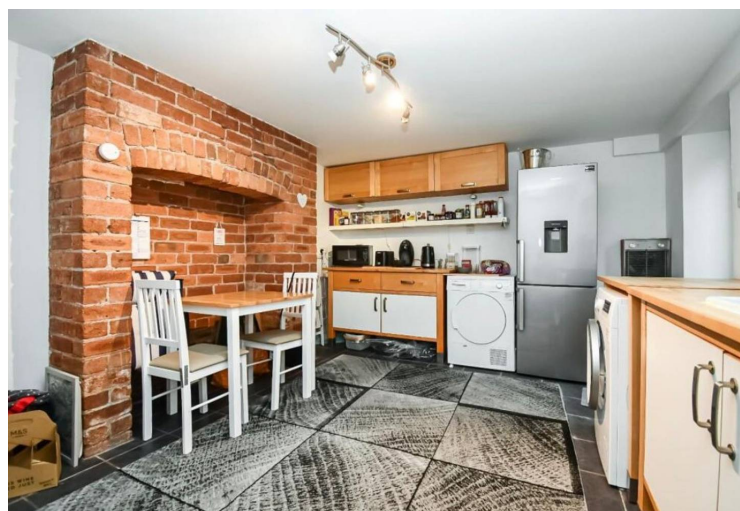




Garden Flat, 4 West Cliffe Grove, Harrogate

OFFERS OVER £150,000 Leasehold

**VERITY
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A well-presented and spacious, one-bedroom garden flat, with the added benefit of a courtyard garden along with off street parking. Situated in a highly desirable location off Cold Bath Road, beside the Valley Gardens and close to Harrogate town centre.

Forming part of this period semi detached property, the garden flat provides spacious accommodation comprising a sitting room, kitchen, double bedroom, shower room and separate w/c. The property also has the benefit of a rear courtyard style garden with external storage shed and off-street parking.

The property is located in a sought-after location just off Cold Bath Road, convenient for a range of excellent local amenities, the Valley Gardens and just a short distance from Harrogate town centre and the Stray. Offered for sale with no onward chain.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



LOWER GROUND FLOOR

KITCHEN

A good-sized kitchen with wall and base units. ample space for appliances including fridge/freezer. space for small dining table and chairs. Windows and glazed door to the side, leading to the rear courtyard garden.

BEDROOM

A double bedroom with window to the rear.

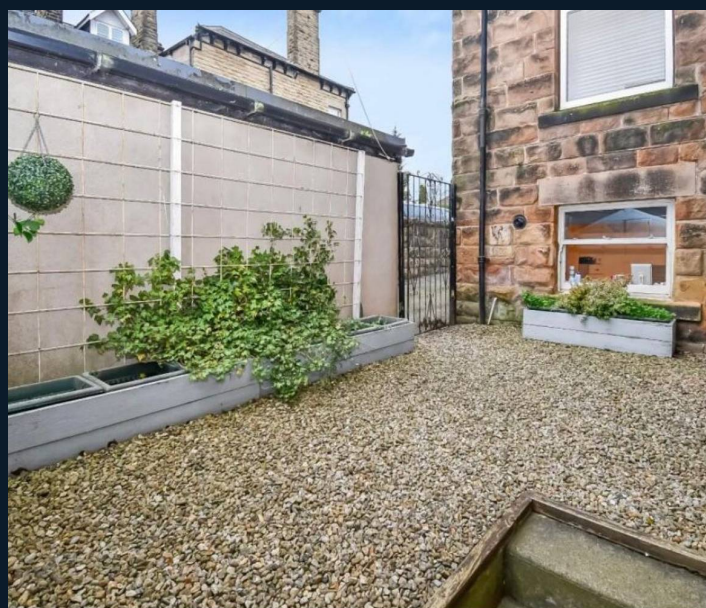
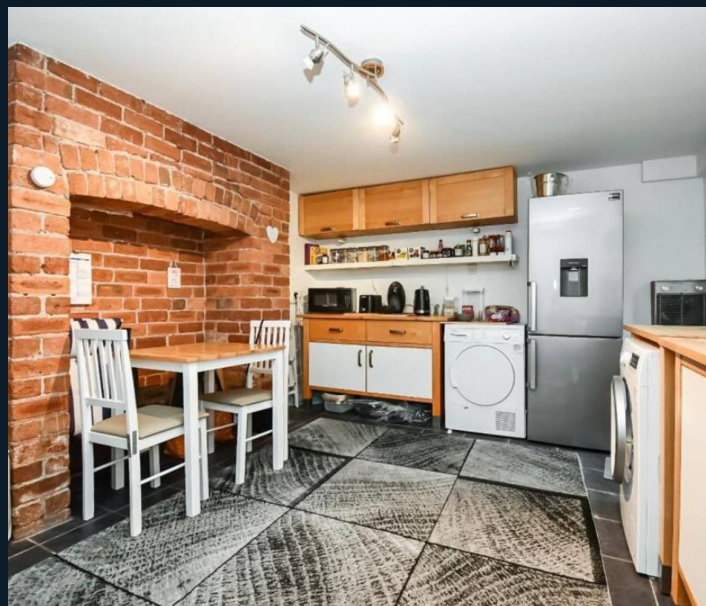
SITTING ROOM

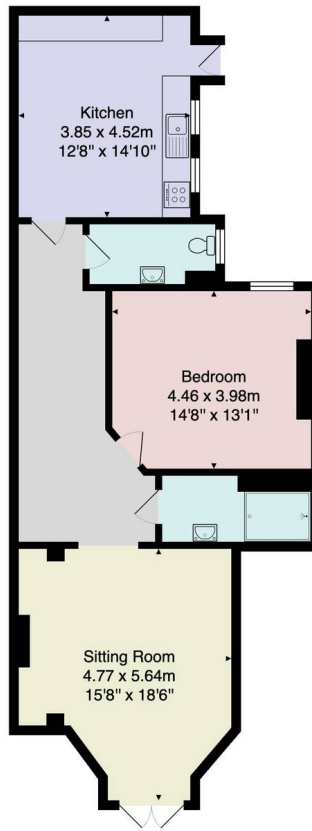
A spacious reception room with space for sitting and dining areas. Glazed patio doors lead to the front.

SHOWER ROOM

With walk-in shower and washbasin.

SEPARATE WC





Total Area: 85.7 m² ... 922 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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