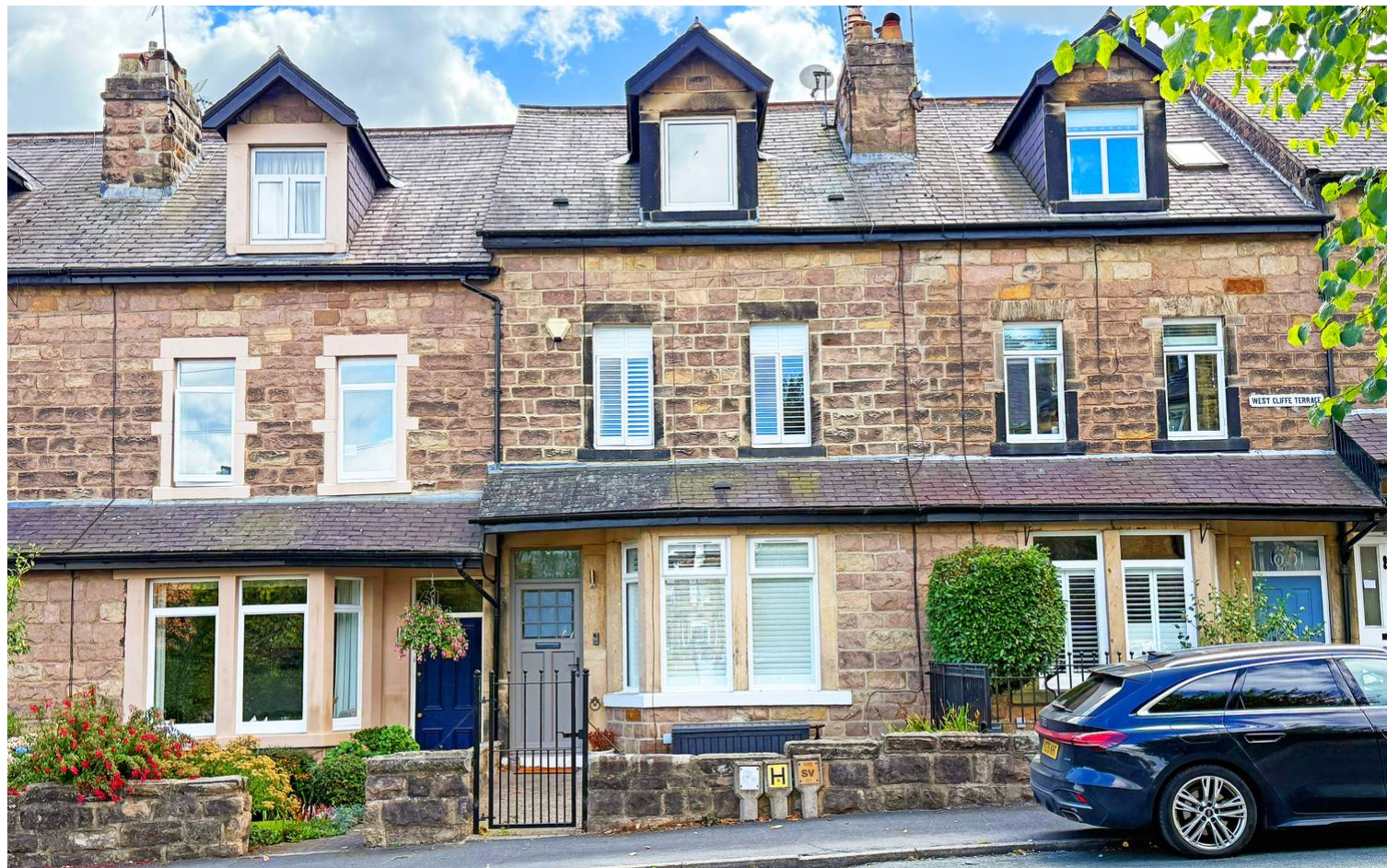




63 West Cliffe Terrace, HARROGATE

£580,000 Freehold

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A beautifully presented four-bedroom stone-fronted Victorian townhouse offering light and airy accommodation over three floors, with two reception rooms, two modern bathrooms and a generous enclosed courtyard garden, situated just off the flourishing Cold Bath Road and close to the Valley Gardens.

West Cliffe Terrace occupies a highly convenient position just off Cold Bath Road, well served by its excellent selection of independent shops, cafés, restaurants and everyday amenities. The Valley Gardens, Pinewoods and Harrogate town centre are all within easy reach, together with Harrogate railway station and its mainline connections.

OUTSIDE

Outside, the property has a neat enclosed forecourt garden to the front. To the rear is a generous, private and fully enclosed flagged courtyard garden with established boundary planting and ample space for outdoor seating, dining and entertaining. A timber gate provides access onto the rear access road.

Council Tax Band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

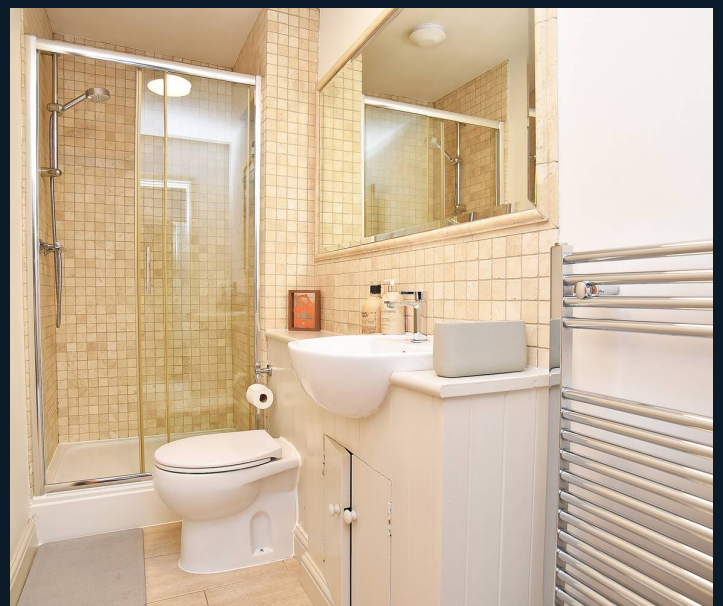
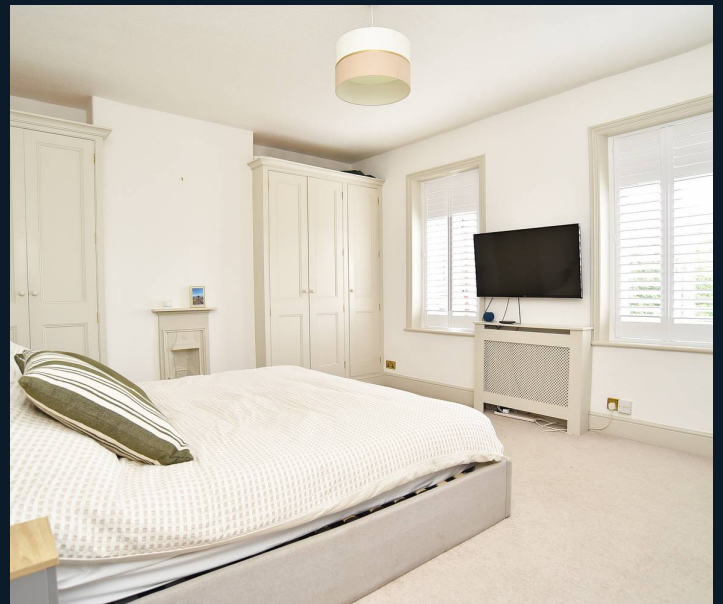


This tastefully appointed home combines attractive period features with a clean, contemporary finish and provides spacious and versatile accommodation. A covered entrance opens into a vestibule and reception hall. To the front is a light and airy bay-fronted sitting room with ceiling cornice and a feature fireplace incorporating a living-flame gas fire.

The generous dining room provides ample space for both dining and informal seating and features a period-style fireplace, fitted cupboards, ceiling cornice and Karndean-style flooring. Beyond is a modern fitted kitchen with sleek units, Silestone work surfaces and a range of integrated appliances. The kitchen also has Karndean-style flooring, a useful under-stairs utility cupboard and a glazed door providing direct access to the rear courtyard garden.

To the first floor are two good-sized bedrooms. The generous principal bedroom has fitted wardrobes and an attractive feature fireplace, while the second bedroom, currently used as a home gym, also retains a feature fireplace and offers flexibility for use as a guest bedroom, nursery or home office. A modern house bathroom with contemporary tiling, bath with glazed screen, washbasin and WC completes this floor.

The second floor provides two further bedrooms. One is a generous double bedroom with fitted wardrobes, useful roof-space storage and a feature fireplace. The fourth bedroom is currently arranged as a home office and benefits from a Velux window, making it equally suitable as a bedroom or study. There is also a modern tiled shower room with a shower enclosure, washbasin, WC and heated towel rail.





Total Area: 144.5 m² ... 1556 ft²

All measurements are approximate and for display purposes only.

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