



## 9 West Cliffe Terrace, Harrogate

£625,000

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A fantastic opportunity to purchase a beautifully presented four-bedroom townhouse with attractive south-facing garden, situated in this very convenient town-centre location, just off Cold Bath Road. This super property provides very generous and characterful accommodation over three levels. On the ground floor there is a sitting room with bay window, together with a stunning open-plan living kitchen, with doors leading to the delightful rear garden. Upstairs, there are four good-sized bedrooms, a modern bathroom.

West Cliffe Terrace is a fashionable location close to the shops and amenities of Cold Bath Road and excellent schools, just a short walk from the Valley Gardens, the Stray and Harrogate town centre.

An internal viewing is essential to appreciate the style and quality of this stunning family home.

Externally, the property has an attractive frontage with wrought iron railings and patio garden. To the rear there is an enclosed South-facing private courtyard finished with Yorkshire stone paving.

Council Tax band: D

Tenure: Freehold

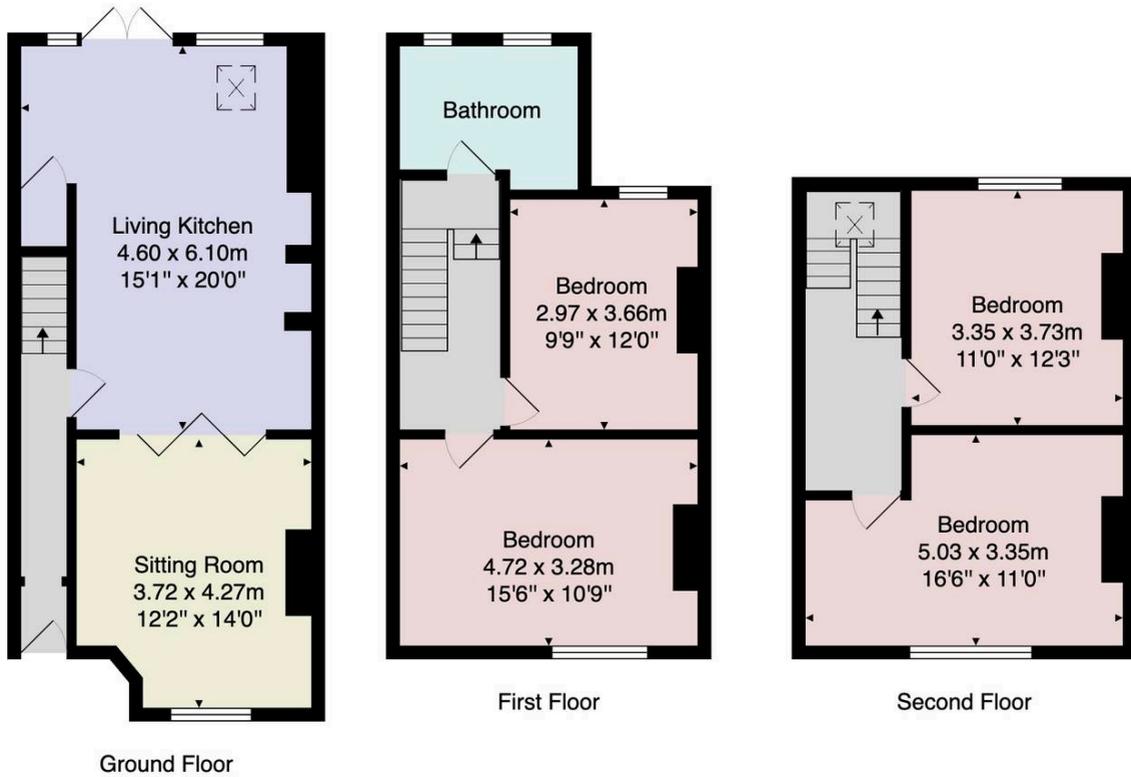


In brief, the well presented accommodation comprises; entrance hallway leading into the formal sitting room with feature log burning stove, doors opening to the impressive, superb living kitchen with a range of bespoke cabinetry, integrated appliances, and large central island. French doors leading to the rear enclosed courtyard garden.

To the first floor level, the primary bedroom and further double bedroom are of generous proportions and are well served by the stylish house bathroom.

To the second floor, there is a generous landing/study area together with, two further good sized double bedrooms.





Total Area: 123.4 m<sup>2</sup> ... 1329 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

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