



West Cliffe Court, Harrogate

- NO ONWARD CHAIN
- Bright, generously sized kitchen with ample natural light
- Useful storage cupboard/pantry providing additional space
- Prime location on sought-after Cold Bath Road
- Two well-proportioned double bedrooms
- Spacious reception room suitable for both relaxing and entertaining
- Modern shower room plus a separate W.C.
- Single garage included – ideal for secure parking or storage
- Close to local shops, cafés, and restaurants
- Council Tax Band C

Guide Price £225,000



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DESCRIPTION

NO ONWARD CHAIN. Well-Proportioned Ground Floor Two-Bedroom Flat on Cold Bath Road, Harrogate. This well-presented two-bedroom flat is located in a highly sought-after position on Cold Bath Road, offering convenient access to a range of local amenities, well-regarded schools, and excellent transport links.

The accommodation is well laid out and includes a generous reception room, ideal for both relaxing and entertaining. The spacious kitchen benefits from ample natural light and provides plenty of room for storage and preparation. There are two good-sized double bedrooms, a modern shower room, a separate W.C., and a useful storage cupboard/pantry, offering practical and flexible living space throughout.

A standout feature of this property is the inclusion of a single garage, providing private parking or valuable additional storage, with a parking space in front of the garage —an increasingly rare benefit in such a central location.

Positioned on the ever-popular Cold Bath Road, this property is just a short distance from Harrogate town centre and within easy reach of local shops, cafes, restaurants, schools, and bus routes.

This is an excellent opportunity for first-time buyers, investors, or young families seeking a well-maintained property in a prime residential area.

EPC

Energy rating D

This property produces 4.9 tonnes of CO2

Material Information - Harrogate

Tenure Type: Leasehold

Leasehold Years remaining on lease: 138

Leasehold Annual Service Charge Amount £

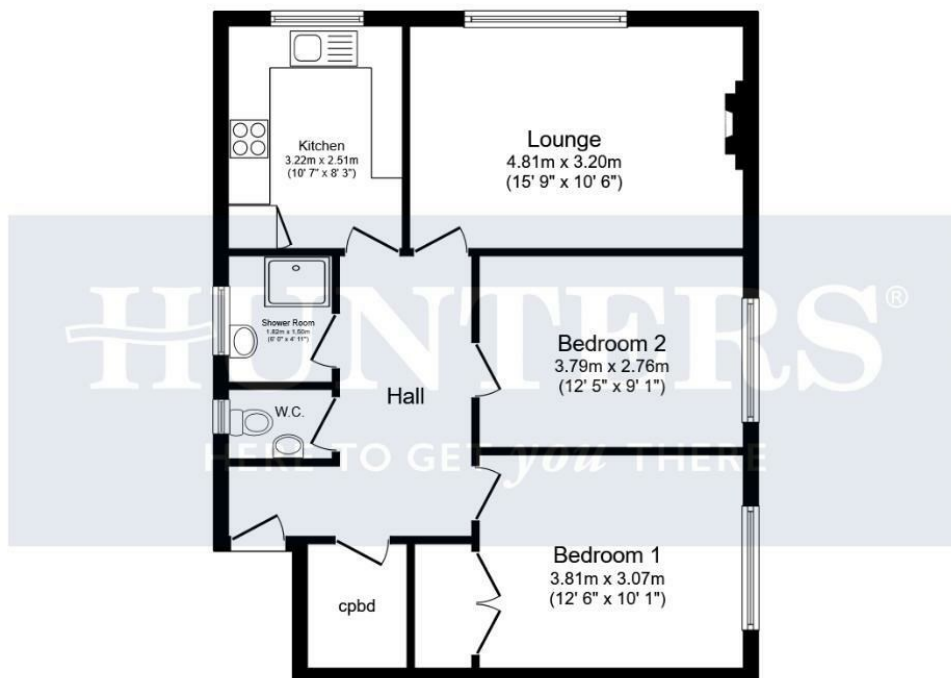
Leasehold Ground Rent Amount £

Council Tax Banding: C





Flat 1 West Cliffe Court 50 Cold Bath Road HG2 0PB



Ground Floor

Floor area 66.3 sq.m. (714 sq.ft.)

Total floor area: 66.3 sq.m. (714 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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Viewings

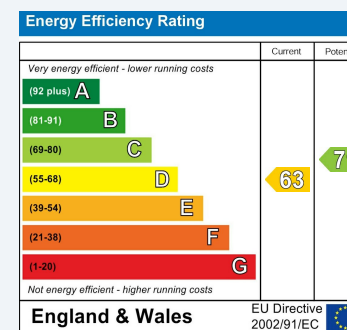
Please contact harrogate@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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