



9 West Cliffe Terrace, Harrogate

£625,000 Freehold

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A fantastic opportunity to purchase a beautifully presented four-bedroom townhouse with an attractive south-facing garden, situated in a highly convenient Harrogate location just off the fashionable Cold Bath Road. Arranged over three floors, this stylish family home combines generous living space with one of Harrogate's most sought-after addresses.

West Cliffe Terrace sits on the western side of Harrogate in one of the town's most desirable areas. Minutes from the town centre — Harrogate's shops, restaurants, bars and the famous Stray are all comfortably within a ten-minute walk, with the railway station also within easy reach on foot for commuters to Leeds, York and direct trains to London.

On the doorstep is Cold Bath Road known for its excellent choice of independent cafés, restaurants, shops and bars — with famous venues such as The Fat Badger, Pranzo, La Feria, North Slice, Olivers Fish and Chips, The Drunken Piglet, Vanilli's and many more to choose from.

A wide array of green space is right outside the door such as the beautiful and amenity rich Valley Gardens, the Pinewoods and RHS Harlow Carr are just a short walk away, offering acres of parkland, woodland walks and family-friendly outdoor space. A short drive takes you right into the heart of the Dales.

The property falls within comfortable walking distance of some of the area's most sought-after schools, including Western Primary School and the outstanding Harrogate Grammar School, making this an especially popular area for families.

Excellent connectivity — with the A1(M) around eight miles away and Leeds Bradford Airport roughly 20 minutes by car, the location works equally well for commuters and frequent travellers.

Council Tax Band: D

Tenure: Freehold

EPC Rating: C



On the ground floor, a welcoming sitting room with high ceilings and feature log-burning stove opens through to a stunning, open-plan living kitchen — fitted with bespoke cabinetry, integrated appliances and a large central island, with French doors leading out to the south-facing rear garden.

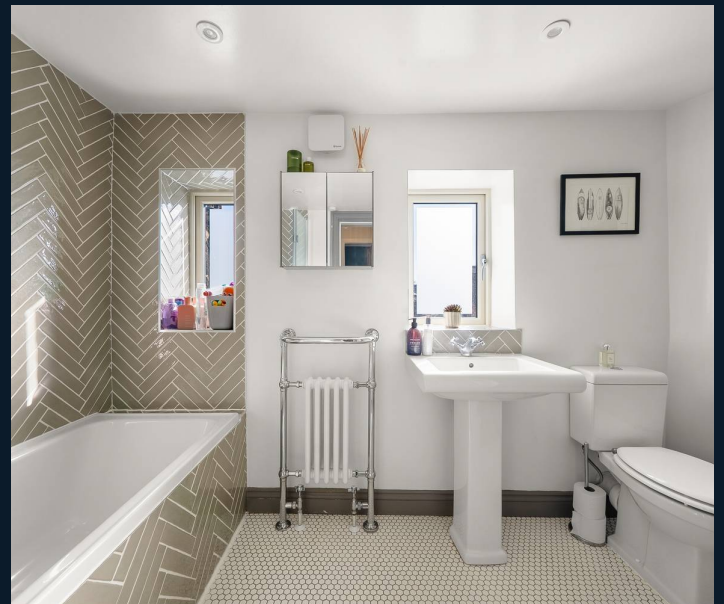
On the first floor, the primary bedroom and a further generous double bedroom are served by a stylish house bathroom, while the second floor offers two further well-proportioned double bedrooms alongside a useful landing area, ideal as a study, home-working space or additional bathroom.

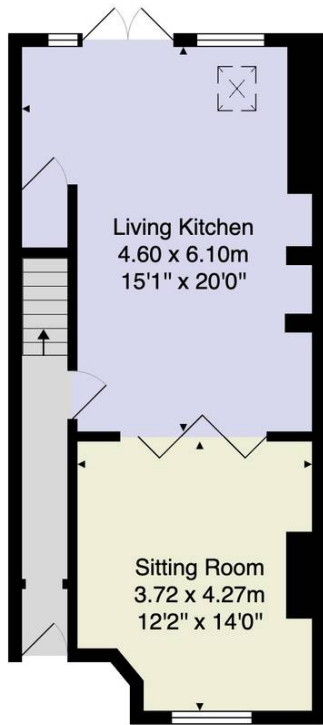
Outside, an attractive frontage with wrought iron railings and a patio garden creates excellent kerb appeal, while the enclosed, south-facing rear courtyard — finished in Yorkshire stone paving — provides a sunny, private spot to relax or entertain.

The property has been beautifully renovated and well maintained by its current owners allowing for a simple tenure with the opportunity to add personal touches.

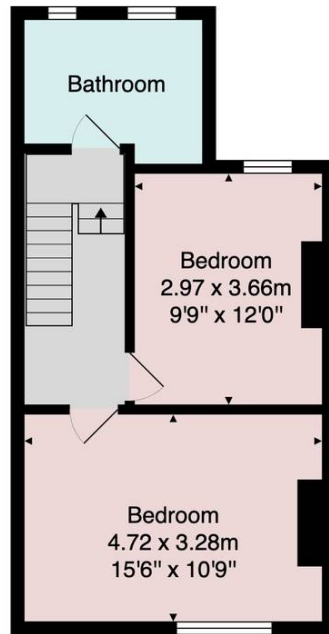
This is a rare chance to secure a stylish, well-proportioned family home in one of Harrogate's premier locations — walking distance to the town centre, Cold Bath Road's independent shops, green open space and some of the region's best schools. An internal viewing is essential to fully appreciate the quality and setting of this exceptional home.

Key Facts: Terraced townhouse | 4 bedrooms | 1 bathroom
| 1,329 sq ft (123 sq m) | Freehold | Council Tax Band D |

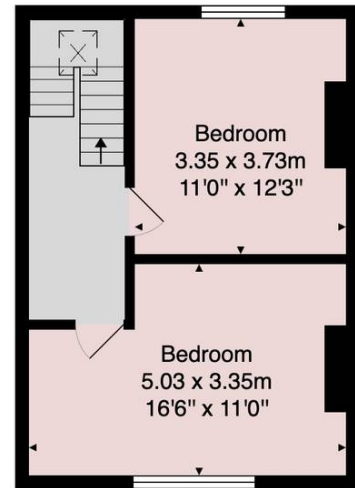




Ground Floor



First Floor



Second Floor

Total Area: 123.4 m² ... 1329 ft²

All measurements are approximate and for display purposes only.

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