



COLD BATH ROAD

£220,000



ANDREW HILL

Cold Bath Road

Flat 9, 50 Westcliffe Court Cold Bath Road, Harrogate, North Yorkshire, HG2 0PB

An exceptionally light, bright & airy 2 bedroom flat occupying a secure second floor position with a lovely outlook along the Cold Bath Road.

Neutrally decorated throughout and providing deceptively spacious and well laid out accommodation, the flat includes an entrance hall, good sized sitting room looking out over Cold bath road, fitted kitchen, 2 good sized bedrooms, bathroom, separate W.C. and a useful store.

Integral garage with parking behind. Well cared for communal gardens.

Westcliffe Court is a purpose built development of flats located along the fashionable Cold Bath Road which supports many shops and cafe bars, is close to the beautiful Stray and is only a short walk form the elegant town centre.

A super flat with plenty of space, in good condition and in a very good location.

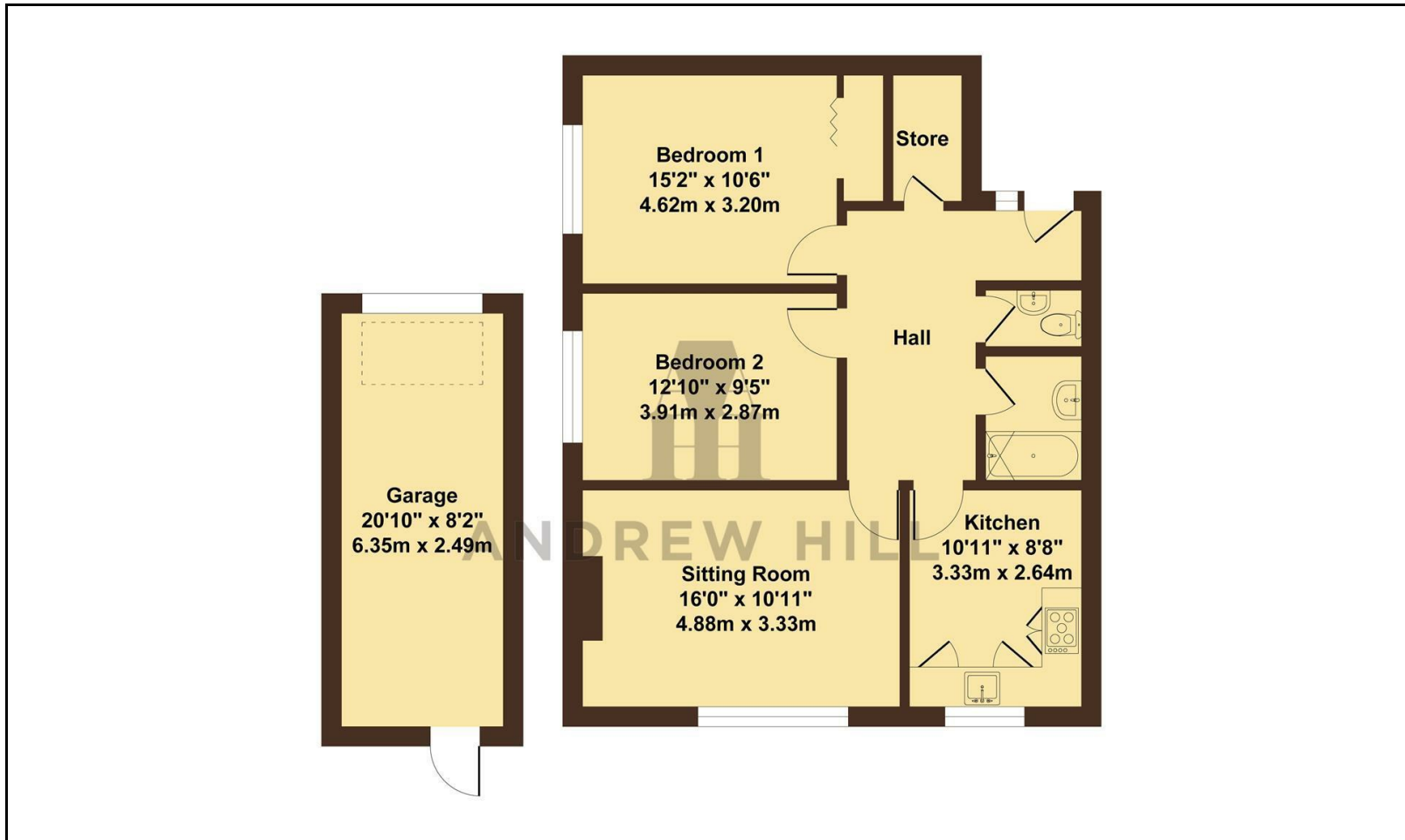




- Purpose Built Flat
- Modern Kitchen
- Exceptionally Spacious
- Internal Viewing Essential

- 2 Good Sized Bedrooms
- Bathroom & Separate W.C.
- Secure Second Floor Position

- Well Proportioned Sitting Room
- Neutral Decor Throughout
- Sought After Location



Services

Mains services except gas.
 Electric room heaters.
 Sealed unit double glazing.
 EPC rating E.
 Council tax band C.
 Leasehold
 148 years from 2026
 £800 PA maintenance.

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