



Garden Flat, 4 West Cliffe Grove, Harrogate, HG2 0PL

£190,000

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A well-presented and spacious, one-bedroom garden flat, with the added benefit of a courtyard garden along with off street parking. Situated in a highly desirable location off Cold Bath Road, beside the Valley Gardens and close to Harrogate town centre.

Forming part of this period semi detached property, the garden flat provides spacious accommodation comprising a sitting room, kitchen, double bedroom, shower room and separate w/c. The property also has the benefit of a rear courtyard style garden with external storage shed and off-street parking.

The property is located in a sought-after location just off Cold Bath Road, convenient for a range of excellent local amenities, the Valley Gardens and just a short distance from Harrogate town centre and the Stray. Offered for sale with no onward chain.





LOWER GROUND FLOOR

KITCHEN

A good-sized kitchen with wall and base units. ample space for appliances including fridge/freezer. space for small dining table and chairs. Windows and glazed door to the side, leading to the rear courtyard garden.

BEDROOM

A double bedroom with window to the rear.

SITTING ROOM

A spacious reception room with space for sitting and dining areas. Glazed patio doors lead to the front.

SHOWER ROOM

With walk in shower and washbasin.

SEPARATE W/C

OUTSIDE

The property also has the benefit of an enclosed rear courtyard style garden with external storage shed and off-street parking.

AGENT'S NOTE

Ground rent - £50 per year

Service charge - ranges from £600-£730 per year, sorted by the management company.

The four flats sort all problems out direct. Garden flat pays 30% of any bills as one of the two car parking spaces is allocated to the flat. The two flats without parking pay 20% of bills each.

Tenure - Leasehold

Council Tax Band - B



Total Area: 85.7 m² ... 922 ft²
 All measurements are approximate and for display purposes only.
 No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
WWW.EPC4U.COM		