

GARDEN FLAT 4  
6 WESTCLIFFE TERRACE  
HARROGATE, HG2 0PT



**NT** NICHOLLS  
TYREMAN

## GARDEN FLAT 4 | 6 WESTCLIFFE TERRACE | HARROGATE | HG2 0PT

VENDOR WILL PAY STAMP DUTY | INCLUDES ALL FURNITURE AND PLASMA TV | AIR BNB/SHORT TERMS LETS ARE PERMITTED

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Living/Dining Room | Kitchen

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Two Bedrooms | House Bathroom

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Private Courtyard

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Council Tax: A | Energy Rating: C | Tenure: Leasehold

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Lease Length: 999 years | Service Charge: £37.40 pcm | Ground Rent: £50.00 per annum | 25% of freehold

# £199,950





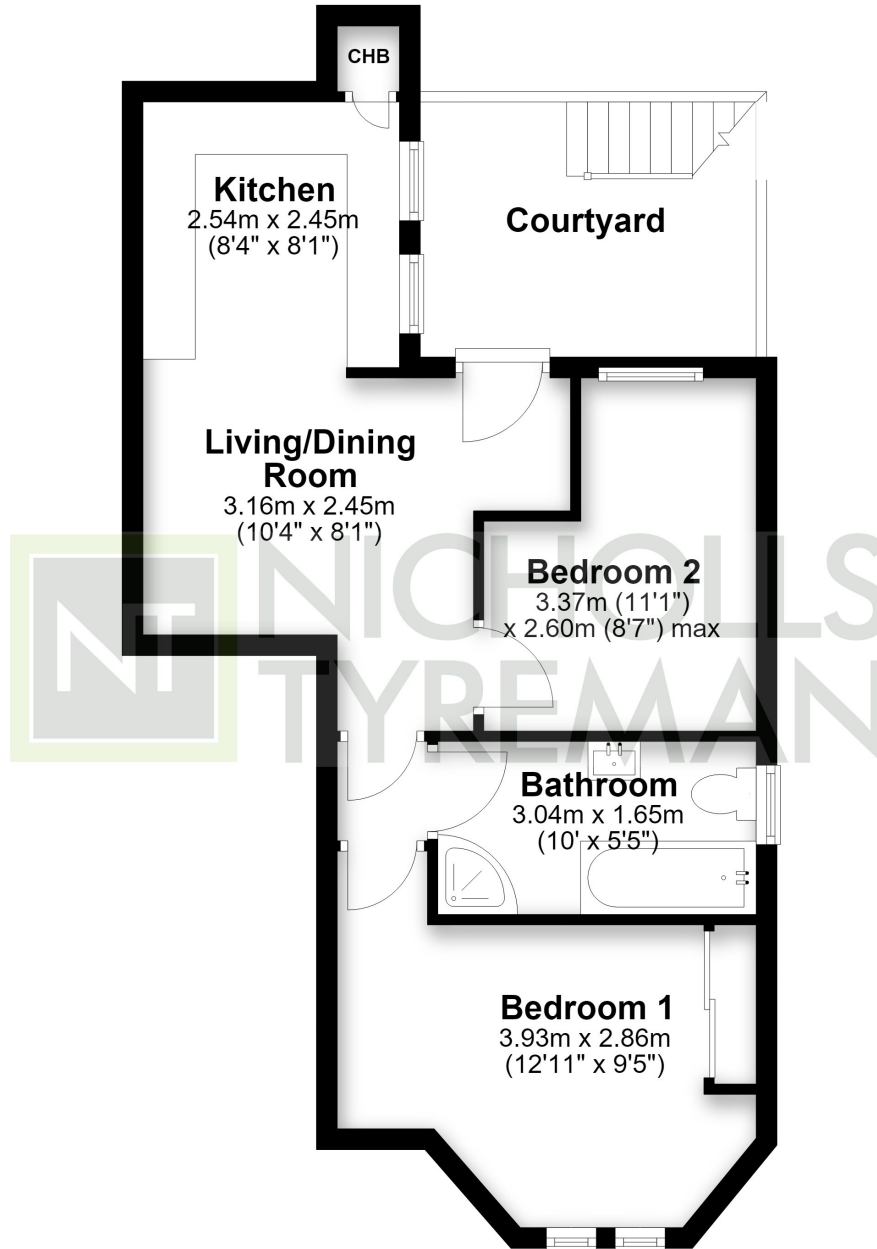
**A beautifully presented garden apartment having the benefit of its own courtyard entrance. The property is situated in this sought after location just off the Cold Bath Road, close to its fabulous amenities, with the town centre a short distance away**

The property comprises: Steps leading to the courtyard, door to entrance vestibule, kitchen with integrated appliances, living room, two bedrooms and bathroom.

The property is approached via a side pathway leading to steps and the courtyard.

There is also a communal bin store and bike area.

# Garden Floor



Total area: approx. 41.9 sq. metres (450.5 sq. feet)

This plan is for illustrative purposes only and is not to scale.

All measurements are approximate

Plan produced using PlanUp.



9 Albert Street, Harrogate  
North Yorkshire HG1 1JX  
Sales: 01423 503076  
Lettings: 01423 530744

These particulars are given as guidance only and are expressly excluded from any contract. They give no warranty as to the condition or description and any recipient must satisfy himself on all matters stated herein. The property is offered subject to contract and to its being unsold and unlet. Appointments for viewing and contract of all negotiations shall be through Nicholls Tyreman Estate Agent.

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