



Flat 1, 14 West Cliffe Mount, Harrogate

£450,000



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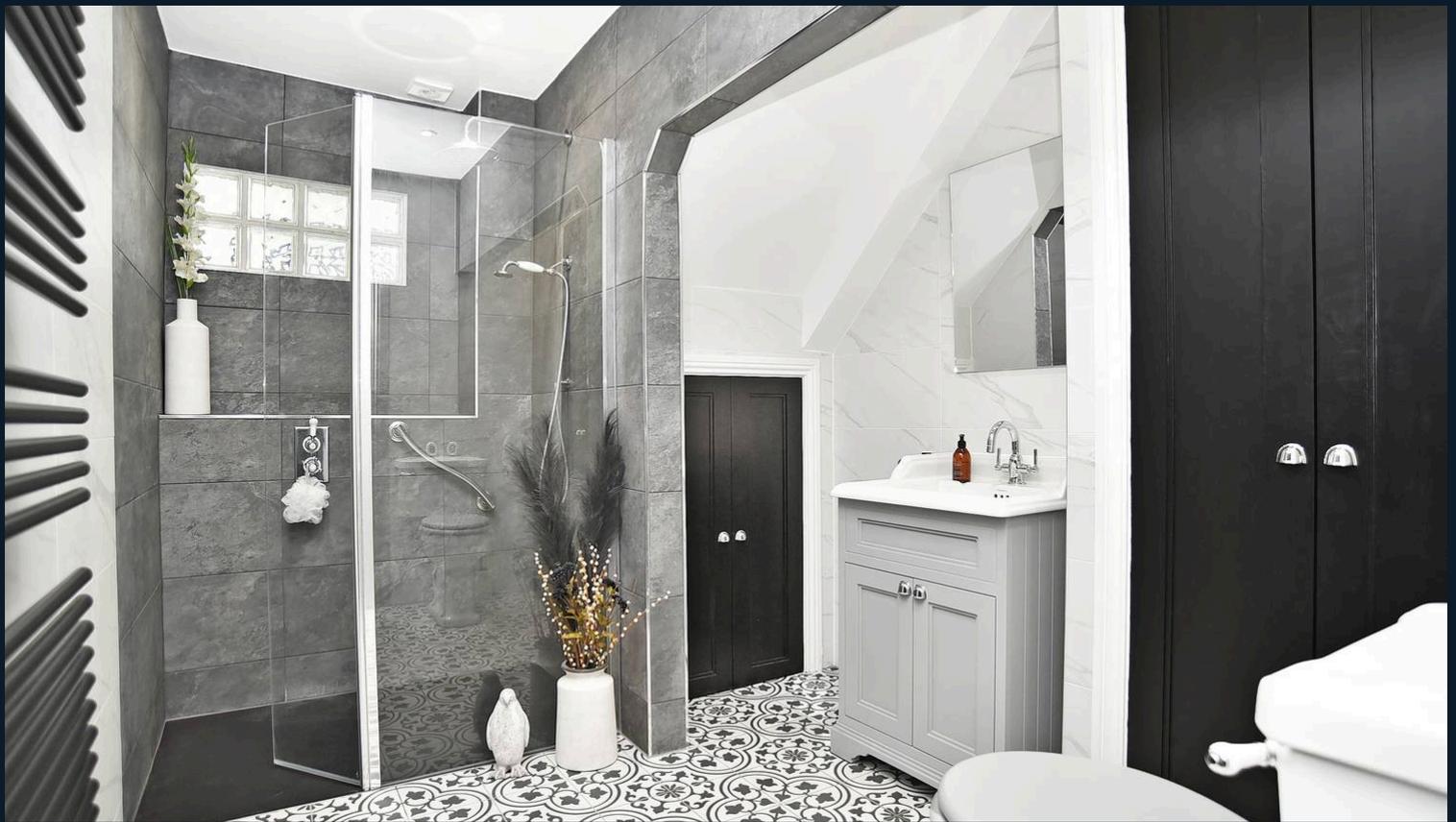
A stylish two / three-bedroom duplex apartment occupying the entire ground and lower ground floors, with private entrance and landscaped gardens located close to the Valley Gardens and the fashionable Cold Bath Road.

This stunning home has been sympathetically refurbished and extended in recent years and features an entrance hall, living room, large dining kitchen, designer bathroom, separate dining area with double doors opening out onto a large sun terrace. To the lower ground floor there are two double bedrooms, including a master bedroom with double doors out onto another sun terrace, and a dressing area. Secluded low-maintenance garden with hedging on all sides, two patio areas and garden shed.

West Cliffe Mount is a popular location close to the shops, restaurants and amenities of Cold Bath Road and excellent schools, and just a short walk from the Valley Gardens, the Stray and Harrogate town centre.

OUTSIDE

An enclosed lawn garden to the front and side with mature hedges to perimeters. There are two sun terraces, providing superb space for seating and entertaining.



GROUND FLOOR

LIVING ROOM

Sash uPVC double-glazed windows to front and side elevations. Fireplace with electric stove and granite hearth and surround. Column radiators.

LARGE QUALITY DINING KITCHEN

A quality fitted kitchen comprising a range of stylish wall and base units with marble work surfaces and ceramic double sink. Smeg range cooker with lighting and mantel above. American-style fridge / freezer and integrated dishwasher. Stone-tiled floor continues from the entrance hall. The bar can be used as a work-from-home area, with cupboard, shelving, power and USB points.

SECOND RECEPTION ROOM / SNUG / BEDROOM

A further reception room or potential third bedroom with glazed double doors leading out to a sun terrace. Low-level base units with marble surface. Solid wood flooring and wall-mounted 32" TV. Access door to the rear.

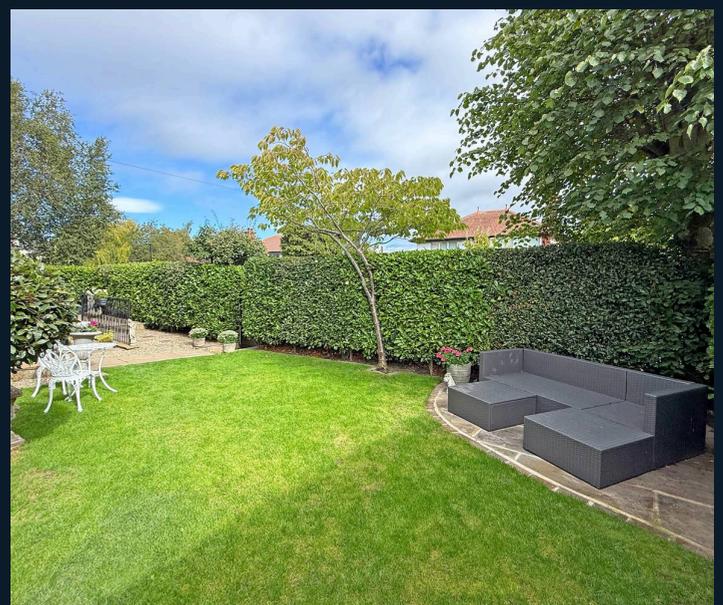
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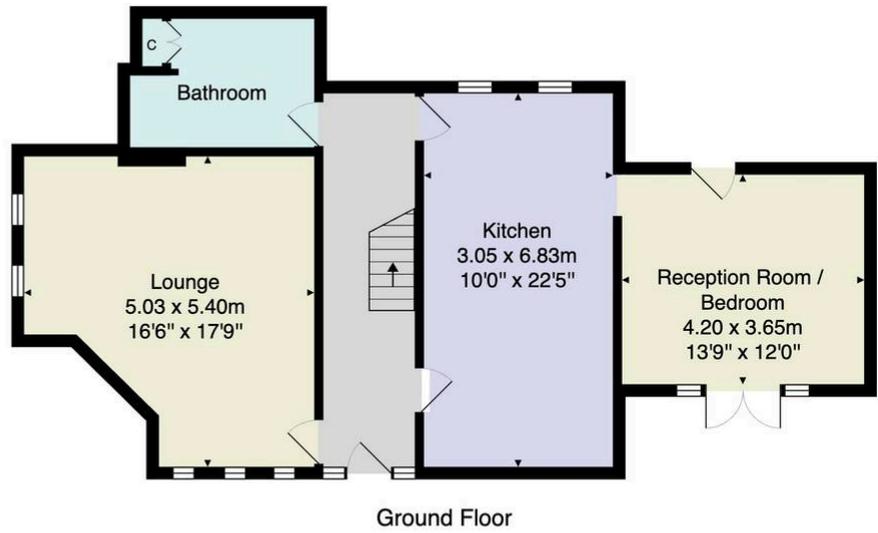
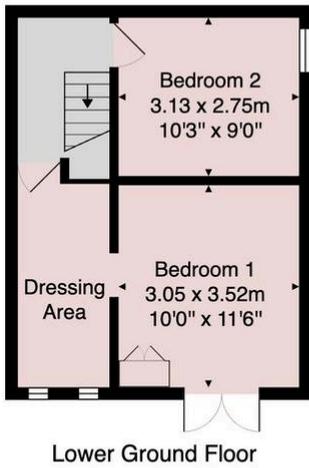
Specially designed by the current owner, this Burlington London elegant, fully tiled bathroom has a large walk-in shower, brick glass window, washbasin integrated into base storage unit, high-rise WC and two storage cupboards (one with plumbing and space for washing machine and tumble dryer). Ladder towel rail.

LOWER GROUND FLOOR

Recently decorated throughout with new electrics, radiators and plumbing, by Timberwise. All certificated.

MASTER BEDROOM SUITE





Total Area: 111.2 m² ... 1197 ft²

All measurements are approximate and for display purposes only.

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