



HUNTERS[®]
HERE TO GET *you* THERE

Dragon Parade, Harrogate, HG1 5DG

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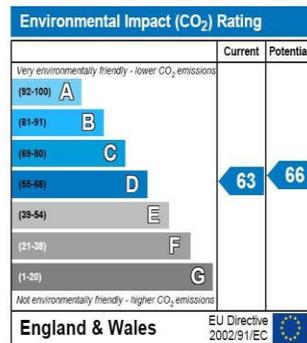
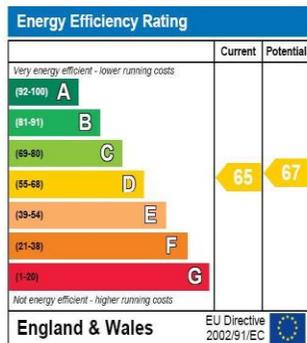
Asking Price: £185,000

IDEAL FOR INVESTORS & FIRST TIME BUYERS - A spacious and well presented Two double bedroom first floor flat, offering over 800 sq ft of living space.

The accommodation comprises: Communal hallway and stairs, private split level entrance hall, lounge/dining room with feature fireplace and bay window, kitchen breakfast room, Two double bedrooms, bedroom one has a feature turret style window and bathroom with white suite.

To the outside are communal gardens.

An early viewing comes highly recommended.



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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LOCATION

Dragon Parade is situated in a highly sought after residential location, close to the centre of Harrogate and is ideally placed for local amenities including shops, schools, bars, restaurants, sports and health facilities. Excellent transport links within walking distance of Harrogate railway and bus stations, and by road, the A59 provides direct routes through to Leeds and York and the A1M both North and South, making this an ideal base for travelling throughout the region.

DIRECTIONS

Leave Harrogate town centre via Station Parade and turn left at the traffic lights onto Station Bridge. At the roundabout take the first exit onto East Parade and continue to the end. At the mini-roundabout take the second exit onto Dragon Parade where the property is located on the left hand side, identified by our Hunters For Sale board.

COMMUNAL ENTRANCE HALL WAY

Accessed via secure entrance door, stairs to first floor, secure private door leads to:

PRIVATE HALL WAY

Split level hallway, radiator, glazed window to side elevation, doors to:

LOUNGE DINING ROOM

4.75m (15' 7") x 4.47m (14' 8")

UPVC double glazed Bay window to front elevation, TV point, feature fire place with open grate, radiator, picture rail, ceiling coving, space for dining table.

KITCHEN

3.43m (11' 3") x 3.02m (9' 11")

Fitted range of wall and base mounted units under working surfaces with inset stainless steel sink unit, space for electric cooker, extractor fan, plumbing and space for washing machine, cupboard housing combination boiler, space for fridge freezer, space for breakfast table, feature fire place with open grate, radiator, UPVC double glazed window to front elevation, part tiled walls.

INNER HALL WAY

Accessed from the lounge, doors to:

BEDROOM ONE

4.04m (13' 3") x 3.81m (12' 6")

Feature Turret Bay window, feature fire place with open grate, picture rail, ceiling coving, radiator, fitted double wardrobe.

BEDROOM TWO

3.20m (10' 6") x 2.84m (9' 4")

UPVC double glazed window to side elevation, radiator, picture rail, ceiling coving,

BATHROOM

Fitted white suite comprising panel bath with mixer tap and main shower over, low level WC, pedestal wash hand basin, chrome heated towel rail, part tiled walls, sash window to front elevation.

COMMUNAL GARDENS

VIEWING ARRANGEMENTS

By Appointment With: Hunters
Tel: 01423 536222

OPENING HOURS:

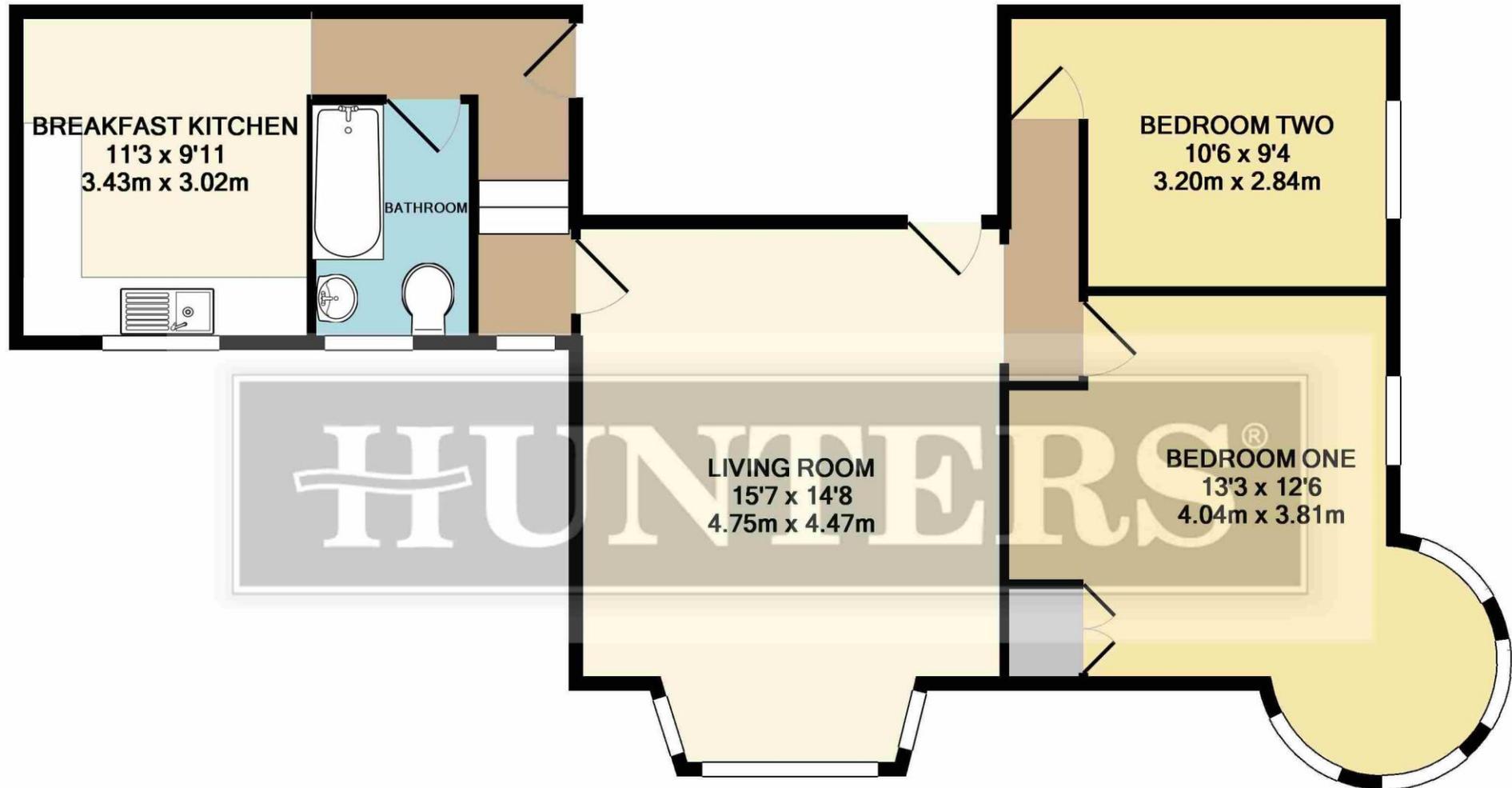
Monday, Tuesday, Wednesday, Friday: 09:00 - 17:30
Thursday: 09:30 - 17:30
Saturday: 09:00 - 16:00
Sunday: 11.00 - 14.00

THINKING OF SELLING?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.



TOTAL APPROX. FLOOR AREA 797 SQ.FT. (74.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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