



**32 Dragon Road  
Harrogate, Yorkshire HG1 5DF**

**Guide price £330,000**

**\*\*\*INVESTMENT OPPORTUNITY\*\*\*** CONVENIENTLY LOCATED IN THE CENTRE OF HARROGATE TOWN  
DRAGON ROAD - A TERRACED PROPERTY CONVERTED INTO THREE ONE BEDROOM APARTMENTS  
THE CURRENT OWNER OWNS THE FREEHOLD TO THE BUILDING MAKING IT A DISRABLE INVESTMENT  
THE BUILDING ALONG WITH THE APARTMENTS WOULD NOW BENEFIT FROM SOME UPDATING  
VACANT POSSESSION  
EXTERNALLY THE PROPERTY IS STONE BUILT WITH ONE PARKING SPACE TO THE REAR  
PERMIT PARKING IS AVAILABLE IN THE IMMEDIATE AREA  
VIEWING STRICTLY BY APPOINTMENT.

## 32 Dragon Road, Harrogate, Yorkshire HG1 5DF

### Description

GROUND FLOOR

COMMUNAL ENTRANCE HALL

Gives access to -

FLAT 1

A one-bedroom apartment with gas-fired central heating. Access to the rear lane, lounge, cellar, kitchen and bathroom. EPC D- COUNCIL TAX BAND A

FIRST FLOOR

FLAT 2

Currently vacant - A one-bedroom apartment with gas-fired central heating. lounge, kitchen and bathroom EPC C- COUNCIL TAX BAND A

SECOND FLOOR

FLAT 3

A one-bedroom apartment with gas-fired central heating system, kitchen, lounge, store room and bathroom. EPC D - COUNCIL TAX BAND A

SERVICES

All mains services are connected to the building.

TENURE

It is understood that the tenure of the property is Freehold.

### Council tax band and EPC


COUNCIL TAX BAND AND EPC

Each apartment is currently individually assessed.

### Location

This property is located in the much-coveted spa town of Harrogate, an area renowned for its scenic beauty and thriving community. Residents can avail themselves of a diverse range of amenities, including local shops, bars, and restaurants, all conveniently located in close proximity. The property's enviable location is ideal for commuters, as it provides access to all major road and rail networks, In light of its serene surroundings, coupled with its easy access to urban amenities, this property offers the perfect blend of tranquillity and convenience.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	