

FOR SALE



Dragon Parade, Harrogate, HG1 5DQ

MARTIN&CO



Asking Price: £450,000

- Offered for sale with no onward chain
- Walking distance to Harrogate town centre, shops, amenities, and train station
- Spacious six-bedroom Victorian town house
- In need of full refurbishment – priced to reflect work required
- Flexible layout with scope for reconfiguration and modernisation
- Over 190 sq. m of accommodation across four floors
- Enclosed rear courtyard offering private outdoor space
- Useful cellar with internal and external access



Nestled on the sought-after Dragon Parade in Harrogate, this substantial six-bedroom mid-terrace property presents a fantastic opportunity for buyers with vision. Offered for sale with no onward chain, the property is in need of complete refurbishment and has been priced accordingly, making it ideal for those looking to create a bespoke family home or a rewarding investment project.

Retaining several original features, including high ceilings, large sash windows, decorative fireplaces, and generously proportioned rooms, the property exudes character and charm. Spanning over 190 square metres, there is significant potential to reconfigure the existing layout to suit modern living.

The ground floor currently comprises a kitchen, utility room, shower room, a bay-fronted living room, and a separate dining room.

On the first floor, there are two well-sized double bedrooms along with the house bathroom, while the second floor offers four further bedrooms.

A useful cellar provides additional space with both internal and external access, and to the rear of the property there is a private enclosed courtyard.

Set on a quiet street just a short walk from Harrogate town centre and the train station, this prime location offers the perfect blend of convenience, character, and strong investment potential.

Further useful information about this fantastic property includes:

Tenure: Freehold

Council tax band: E

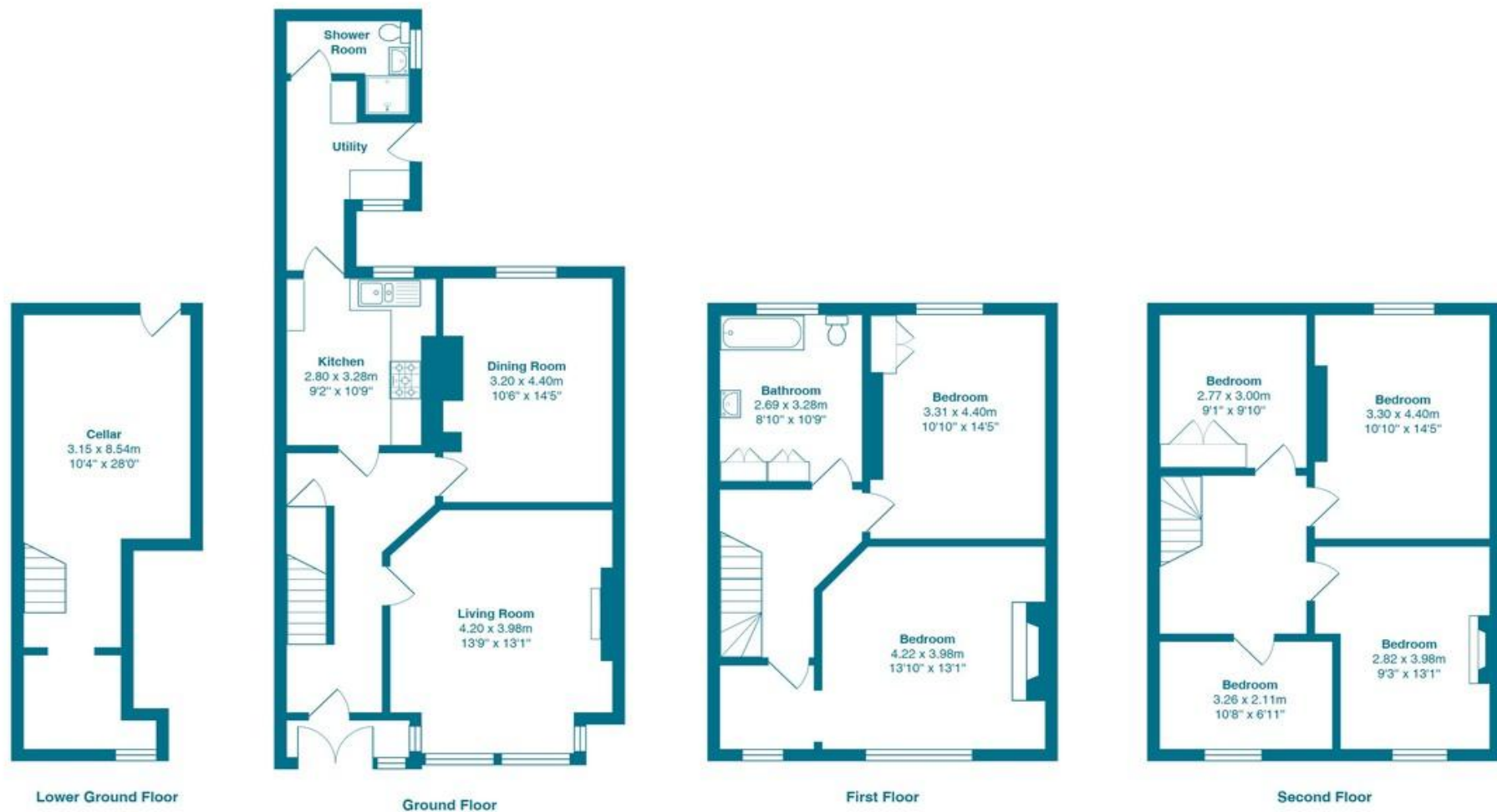
Utilities: serviced by mains electricity, gas and water services.
Heating: central heating system, with recently installed gas fired boiler

Broadband availability: Full Fibre with estimated speeds up to 1,800 Mbps
Mobile phone coverage: O2, Vodafone, Three & EE
Satellite & Cable TV Availability: SKY, VIRGIN & BT

Flood Risk: Rivers & Seas – Very Low
Surface water- Very Low

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		





Dragon Road, Harrogate, HG1 5DQ

Total Area: 194.4 m² ... 2093 ft²

All measurements are approximate and for display purposes only

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