

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.

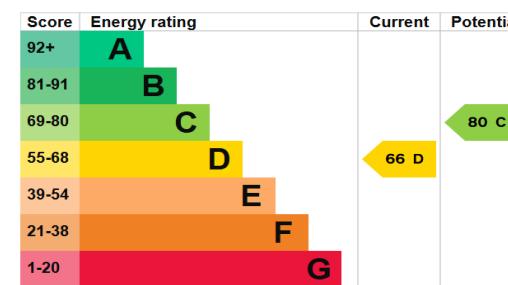
Heating: central heating system, with recently installed gas fired boiler

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





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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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

