



101a Dragon Road, Harrogate, North Yorkshire, HG1 5DB

£160,000

Offers In The Region Of

101a Dragon Road, Harrogate, North Yorkshire, HG1 5DB

A beautifully presented one-bedroom first-floor apartment with the benefit of a private entrance, parking area and use of the communal gardens, situated in a very convenient location close to a number of shops and just a short distance from Harrogate town centre.

The spacious apartment is appointed to a very high standard with modern fittings and combi boiler. There is a spacious sitting room, together with a modern kitchen which both enjoy a south-facing aspect. There is a large double bedroom with fitted wardrobes and a modern bathroom. The apartment also has excellent storage space with a large walk in storeroom off the landing. The property stands within communal grounds and gardens which are for the use of all residents and there is also a residents' parking area to the rear.

The property is situated in this most convenient location being just a few minutes' walk from the heart of Harrogate town centre and its many amenities, including the railway and bus stations. Offered for sale with no onward chain.





GROUND FLOOR PRIVATE HALLWAY

Accessed via its own private entrance door and having a radiator, switch back staircase leading to the first floor with uPVC double glazed window on the half landing.

FIRST FLOOR HALLWAY

Having two storage cupboards, door to lounge, bedroom and bathroom.

LOUNGE

Having uPVC double glazed window to the front and side, dimmer lighting throughout the flat, TV aerial, FM/radio DAB radio point telephone, point BT/Virgin door leading to dining kitchen.

KITCHEN

With a range of modern wall and base units, worktops and breakfast bar. Gas hob with extractor hood above and integrated oven below. Space and plumbing for washing machine and fridge / freezer. Window to front.

BEDROOM

With uPVC double glazed window to the rear, radiator, built in wardrobe, telephone point TV aerial.

BATHROOM

A modern white suite with WC, basin set within a vanity unit and bath with shower above. window to rear and heated towel rail.

OUTSIDE

The property stands within attractive communal grounds and gardens, which are for the benefit of all residents. There is a parking area for the use of all residents.

AGENT'S NOTE

The property has the benefit of installed Virgin Media.

Lease length: 125 years

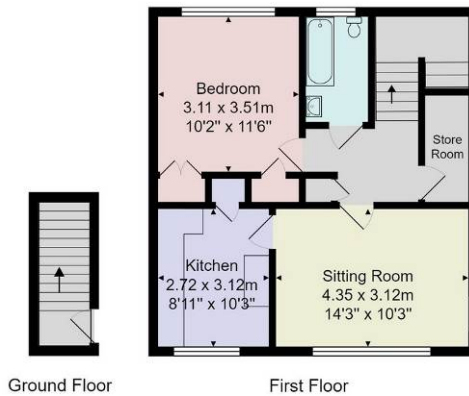
Lease commencement date: 21st February 1994

Service Charge: £262.36pa

Ground Rent: £10pa

Tenure - Leasehold

Council Tax Band - A



Ground Floor

First Floor

Total Area: 52.5 m² ... 565 ft²

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms. Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

Verity Frearson

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	77	77
(56-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.eurcau.com			