



VERITY
FREARSON

77 DRAGON PARADE, HARROGATE, HG1 5DG

£575,000

77 DRAGON PARADE,

Harrogate, HGI 5DG

A beautifully presented four-bedroom end-of-terrace town house with good-sized garden, situated in this convenient town-centre location.

This impressive family property provides particularly generous and stylish accommodation over three floors including two large reception rooms, a stunning modern dining kitchen with sliding glazed doors leading to the garden and downstairs WC. On the upper floors there are four double bedrooms, together with a family bathroom and additional WC. A particular feature of the property is the good-sized garden to the rear, with planted borders and paved sitting area.

Dragon Parade is an attractive tree-lined avenue in a convenient location, just a few minutes' walk from all of the town centre's amenities and close to popular local schools.



Sitting Room / Dining Room · Living Kitchen · Cloakroom

4 Bedrooms · Bathroom · Separate WC

Good-Sized Lawned Garden







ACCOMMODATION

GROUND FLOOR ENTRANCE HALL

CLOAKROOM

With WC and washbasin.

SITTING ROOM / DINING ROOM

A large open-plan living space with sitting and dining areas, bay window to front with fitted shutters, attractive fireplace with living-flame gas fire and patio doors leading to the garden.

DINING KITCHEN

A stunning open-plan kitchen and dining area with glazed sliding doors leading to the garden. The kitchen comprises a range of stylish fitted units with quartz worktop, island and breakfast bar. Range cooker, integrated dishwasher and space and plumbing for washing machine and tumble dryer.

FIRST FLOOR BEDROOM 1

A large master bedroom with window front with fitted shutters and an extensive range of fitted wardrobes and storage.

BEDROOM 2

Further double bedroom with window to rear.

BEDROOM 3

A further double bedroom with window to rear and fitted shutters.

BATHROOM

White suite comprising low-flush WC, washbasin, corner bath and shower. Window to side.

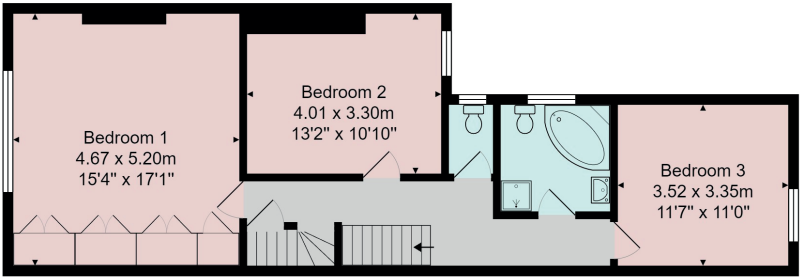
SEPARATE WC

With low-flush WC, window to side.

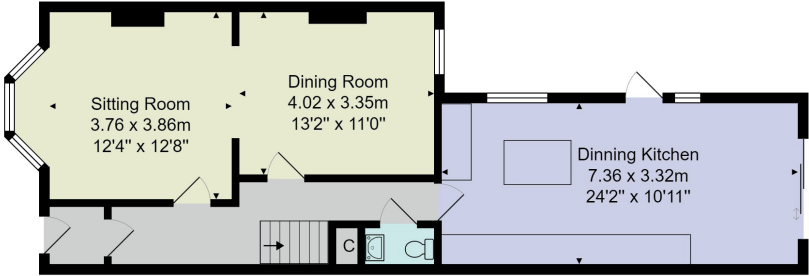
SECOND FLOOR BEDROOM 4

A further double bedroom with window to front and ornamental fireplace.

FLOOR PLAN



First Floor



Ground Floor



Second Floor

Total Area: 156.9 m² ... 1689 ft²

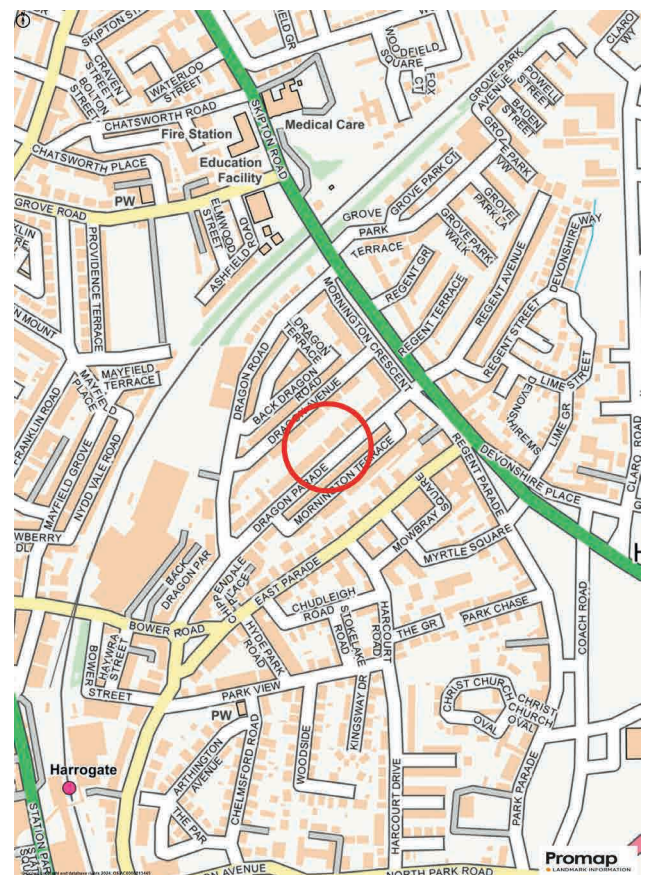
All measurements are approximate and for display purposes only.

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To the rear of the property is a good-sized lawned garden with paved sitting areas and planted borders.

All mains services connected.

Freehold



Energy Efficiency Rating		Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92+)</p> <p>A</p> <p>(81-91)</p> <p>B</p> <p>(69-80)</p> <p>C</p> <p>(55-68)</p> <p>D</p> <p>(39-54)</p> <p>E</p> <p>(21-38)</p> <p>F</p> <p>(1-40)</p> <p>G</p> <p>Not energy efficient - higher running costs</p>		49	71
England & Wales		EU Directive 2002/91/EC	

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