



Flat 1, 35 Dragon Parade, Harrogate, North Yorkshire, HG1 5DG

**£195,000**



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A spacious and very well presented one bedroom ground floor apartment with private garden and allocated parking space, situated in the heart of Harrogate town centre.

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This super apartment provides generous accommodation comprising a large sitting room with bay window together with a modern fitted kitchen, separate utility, double bedroom and modern bathroom. The apartment has the rare benefit of a private garden with artificial grass and paved sitting area together with an allocated car parking space.

Dragon Parade is a quiet tree lined street, situated in the heart of Harrogate, just a few minutes walk from the railway station and with excellent amenities nearby including shops, bars and restaurants.







### **SITTING ROOM**

A spacious reception with bay window. Feature fireplace with gas fire.

### **KITCHEN**

With space for dining table. The kitchen comprises a range of modern fitted units with gas hob, integrated oven and space for appliances.

### **BEDROOM**

A double bedroom.

### **UTILITY**

With fitted units and space and plumbing for washing machine.

### **BATHROOM**

A white suite comprising WC, contemporary basin, bath and large walk-in shower. Heated towel around.

### **OUTSIDE**

The property has the rare benefit of a good sized rear garden with artificial grass and paved sitting area. There is also an allocated parking space.

### **AGENTS NOTE**

The property is long leasehold with share of freehold (3 flats in building).

Flat 1 is responsible for 25% of maintenance costs of the building paid as and when.

Renting/subletting is permitted.

Holiday lets are not permitted.

No restrictions on having pets.

**Council Tax Band - B**







Total Area: 69.1 m<sup>2</sup> ... 744 ft<sup>2</sup>  
 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.  
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