



VERITY
FREARSON

63 DRAGON AVENUE, HARROGATE, HG1 5DS

OFFERS OVER £600,000

63 DRAGON AVENUE,

Harrogate, HG1 5DS

A substantial four-bedroom end-of-terrace double-fronted property providing generous accommodation with garden, situated in this convenient location just a few minutes' walk from the centre of Harrogate.

This attractive Edwardian villa provides well-appointed accommodation with original features, including ceiling corning and original fireplaces. On the ground floor there are three very good-sized reception rooms together with a separate kitchen. Upstairs, there are four good-sized bedrooms as well as a study, bathroom and separate WC. There is also a large basement area providing useful storage space and utility. Wrought-iron railings and gate lead to the front of the property, and to the rear there is an attractive garden with paved areas and lawn.

The property is situated on this quiet residential street which is conveniently located just a few minutes' walk from the town centre and railway station. Offered for sale with no onward chain.



3 Reception Rooms · Kitchen · Basement

3 Bedrooms · Study · Bathroom

Attractive Outside Sitting Area







ACCOMMODATION

GROUND FLOOR ENTRANCE HALL

SITTING ROOM

A large reception room with bay window and feature fireplace with living-flame gas fire.

DINING ROOM

A further good-sized reception room with bay window and attractive fireplace with gas fire.

KITCHEN

With a range of fitted wall and base units with oak worktops. Free-standing range cooker, integrated fridge and dishwasher.

FAMILY ROOM

A further reception room with fitted cabinets and shelving and fireplace with wood-burning stove.

LOWER GROUND FLOOR BASEMENT

There is a large basement with various storage areas and utility where there is plumbing for washing machine.

FIRST FLOOR BEDROOM 1

A large double bedroom with bay window.

BEDROOM 2

A large double bedroom.

BEDROOM 3

A further double bedroom with bay window.

STUDY

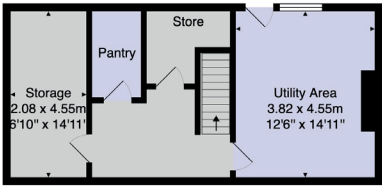
Providing a useful workspace or storage area. (No window)

BATHROOM

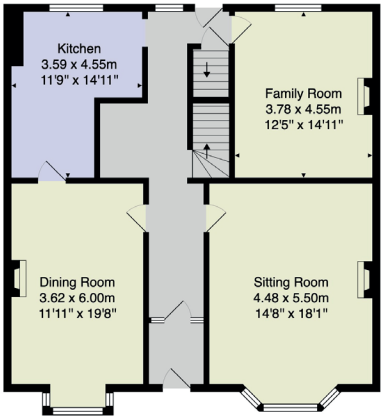
A white suite comprising washbasin, and bath with shower above. Fitted cupboards.

SEPARATE WC

FLOOR PLAN



Lower Ground Floor

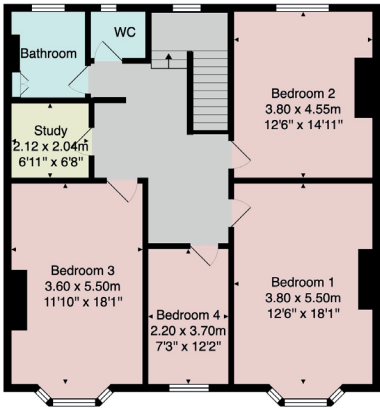


Ground Floor

Total Area: 251.4 m² ... 2706 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.
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First Floor

Outside

Double gates from the rear lane lead to the garden where there is an attractive outside sitting area with patio and lawn. Timber summerhouse.

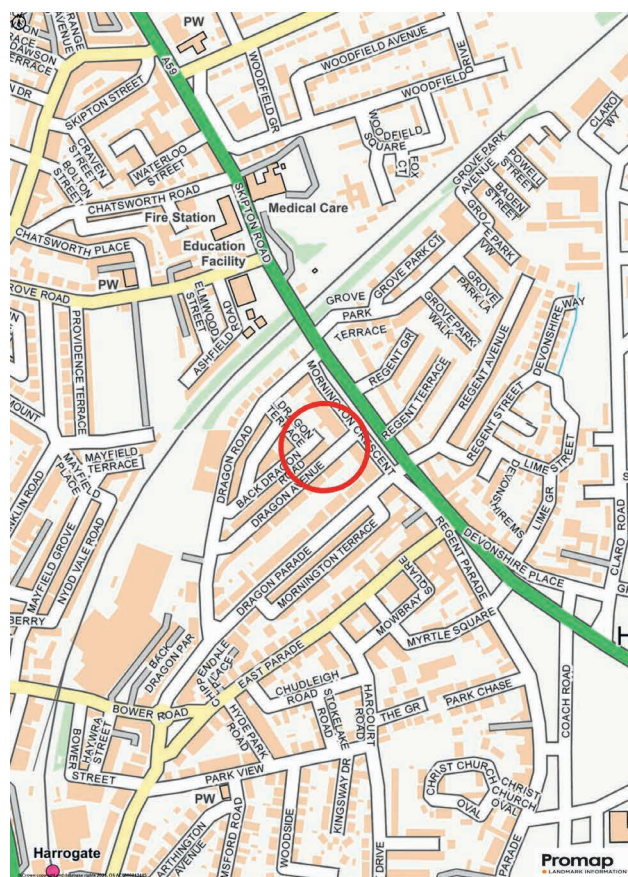
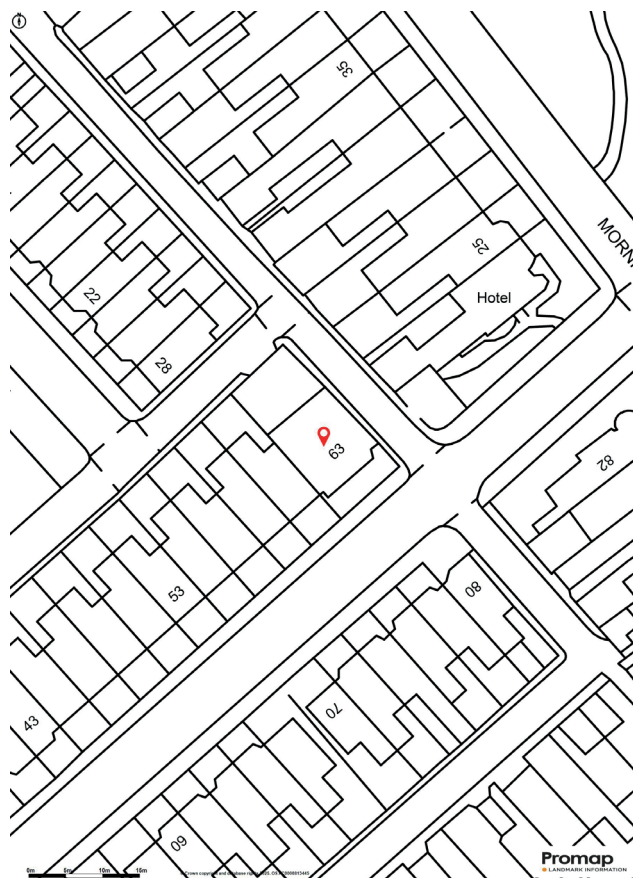
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		81
B (81-91)		
C (69-80)		57
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
www.epc4u.com		

Harrogate

26 Albert Street, Harrogate
North Yorkshire, HG1 1JT

Sales 01423 562 531
Lettings 01423 530 000

sales@verityfearson.co.uk
verityfearson.co.uk





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