



36 Dragon Avenue, Harrogate, North Yorkshire, HG1 5DT

£485,000

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A well-presented and extended five-bedroom mid-terrace home, situated in the heart of Harrogate town centre and just a short walk from the railway station.

This impressive town centre home offers spacious and flexible accommodation arranged over three floors and benefits from a stylish open-plan living space, five bedrooms, and an enclosed garden. Having been thoughtfully extended and updated, the property combines modern fittings with attractive period features.

Ideally located just moments from Harrogate's shops, cafés, restaurants and transport links, including the railway station, this is a rare opportunity to acquire a high-quality family home or town-centre base in one of Harrogate's most convenient locations.





GROUND FLOOR

ENTRANCE HALL

LIVING / DINING ROOM

A spacious open-plan reception space with defined sitting and dining areas. Bay window to the front with fitted shutters, bespoke cabinetry and shelving. Feature fireplace.

KITCHEN

An extended and well-appointed kitchen fitted with a range of stylish modern wall and base units, worktops and breakfast bar. Gas hob, integrated double oven, fridge / freezer, washing machine and dishwasher. Glazed door leading to the rear garden.

CLOAKROOM

Fitted with WC and washbasin.

FIRST FLOOR

BEDROOM 1

A large double bedroom with bay window to the front.

BEDROOM 2

A further well-proportioned double bedroom.

BATHROOM

Fitted with a white suite comprising WC, washbasin, bath with shower over, and heated towel rail.



SECOND FLOOR

BEDROOM 3

A large double bedroom with en-suite.

EN-SUITE SHOWER ROOM

Fitted with a white suite comprising WC, washbasin and shower. Heated towel rail.

BEDROOM 4

A good-sized double bedroom.

BEDROOM 5

A further bedroom, ideal as a single room, guest bedroom, or home office.



OUTSIDE

Forecourt garden to front with path leading to the front door. To the rear of the property is an attractive enclosed garden, providing a private paved outdoor entertaining space. There is also a useful timber shed.

Tenure - Freehold

Council Tax Band - D





Total Area: 152.6 m² ... 1643 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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Verity Frearson

26 Albert Street, Harrogate,
 North Yorkshire, HG1 1JT

For all enquiries contact us on:

01423 562531

sales@verityfearson.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	86
(81-91)	B	
(69-80)	C	71
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
www.epc4u.com		