



53 Dragon Avenue, Harrogate, North Yorkshire, HG1 5DS

£495,000

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A beautifully presented four bedroom period terrace house with landscaped rear garden.

This superb period home is located on a quiet road in the heart of Harrogate town centre. Tastefully decorated throughout, the property offers spacious accommodation arranged over three floors and features a landscaped rear garden that enjoys afternoon sun.

The house has been thoughtfully updated whilst retaining much of its original character, including decorative cornices and picture rails. The ground floor boasts a stunning open plan living space with bay-fronted sitting room and dining area, along with a well-fitted kitchen. There is also a useful cellar storage and utility room. Upstairs, there are four large double bedrooms, a stylish house bathroom and a modern shower room.

Situated just a short walk from Harrogate's many shops, bars, restaurants, and transport links, this is a rare opportunity to acquire a period home with both charm and convenience.





GROUND FLOOR

ENTRANCE VESTIBULE

With decorative tiled flooring and underfloor heating.

RECEPTION HALL

A welcoming hallway with tiled floor leading to the main reception rooms.

SITTING ROOM

A bay-fronted reception room with feature living flame gas fire. Original cornices and picture rails. Open plan to the dining area.

DINING ROOM

A spacious dining area with room to accommodate a large dining table. Retains period features including cornices and picture rails. Fitted shelving and cabinets.

KITCHEN

A superb fitted kitchen with a range of units and granite worktops. Heated tiled flooring. Space and plumbing for appliances.

CELLAR

A useful storage and utility space, accessed via stairs from the kitchen.

FIRST FLOOR

BEDROOM ONE

A large double bedroom with fitted wardrobes to either side of the chimney breast. Ornamental fireplace.

BEDROOM TWO

A further good sized double bedroom.

BATHROOM

A stylish tiled bathroom with WC, basin, bath and separate shower enclosure.

SECOND FLOOR

BEDROOM THREE

A spacious double bedroom with fitted wardrobe.

BEDROOM FOUR

A further generous double bedroom.

SHOWER ROOM

Modern suite comprising WC, basin and shower. Underfloor heating. Eaves storage space.

OUTSIDE

The property is approached via a smartly presented flagged patio courtyard to the front.

To the rear, there is a beautifully landscaped enclosed garden with a large flagged patio seating area – ideal for outdoor entertaining.

Tenure - Freehold

Council Tax Band - D



Total Area: 183.3 m² ... 1973 ft²
 All measurements are approximate and for display purposes only.
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