

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Dragon Parade

Harrogate, HG1 5BZ

Council Tax: A

Guide Price £190,000





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## Private Entrance Hall

Split level, sky light, radiator, doors to:

## Kitchen Lounge

17'6" x 14'8" (5.35 x 4.48)

Base units and island with working surfaces over with inset circular sink unit and mixer tap, inset gas hob with extractor hood over and built in electric oven, integrated appliances to include dishwasher, washing machine and fridge freezer, Velux window, tiled floor, inset ceiling spot lights. UPVC double glazed window to front elevation, two radiators, TV point.

## Bedroom One

14'7" x 11'1" (4.46 x 3.38)

UPVC double glazed window to rear elevation, radiator, inset ceiling spot lights.

## Bedroom Two

11'4" x 10'2" (3.47 x 3.11)

UPVC double glazed window to rear elevation, radiator, fitted wardrobes.

## Bathroom

Modern white suite comprising panel bath with shower over and glazed screen, low level WC, pedestal wash hand basin, tiled floor and walls, radiator, UPVC double glazed window.

## EPC

Environmental impact as this property produces 2.6 tonnes of CO<sub>2</sub>.

## Material Information

Tenure Type; Leasehold - Share of Freehold

Council Tax Banding; A

Service Charge - Ad hoc when required.

AVAILABLE TO THE MARKET CHAIN FREE. A superb opportunity to purchase this two double bedroom apartment in the heart of Harrogate Town Centre. The spacious property has been well maintained and benefits from a share of freehold. An ideal opportunity for first time buyers or investors, the apartment is within walking distance to the plethora of amenities available in Harrogate as well as being a five minute walk to the train and bus stations.

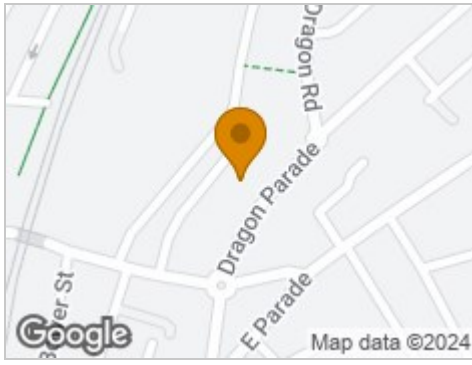
With UPVC double glazing and recently fitted gas central heating the property briefly comprises; Entrance into communal area and stairs rise to the first floor. Door to apartment with internal stairs to the hallway with access to the open plan kitchen and living room, bedroom one, mezzanine steps down to the house bathroom and bedroom two.

The apartment benefits from an allocated parking space to the rear and addition permit parking on street.

- OFFERED TO THE MARKET CHAIN FREE
  - Town centre location
  - Well presented throughout
  - Two double bedrooms
- Open plan, fully integrated kitchen, living and dining space
  - Part boarded loft storage space
  - Allocated parking space to the rear
- Five minute walk to train and bus stations
  - Viewing highly recommended
  - Free mortgage advice available



## Road Map



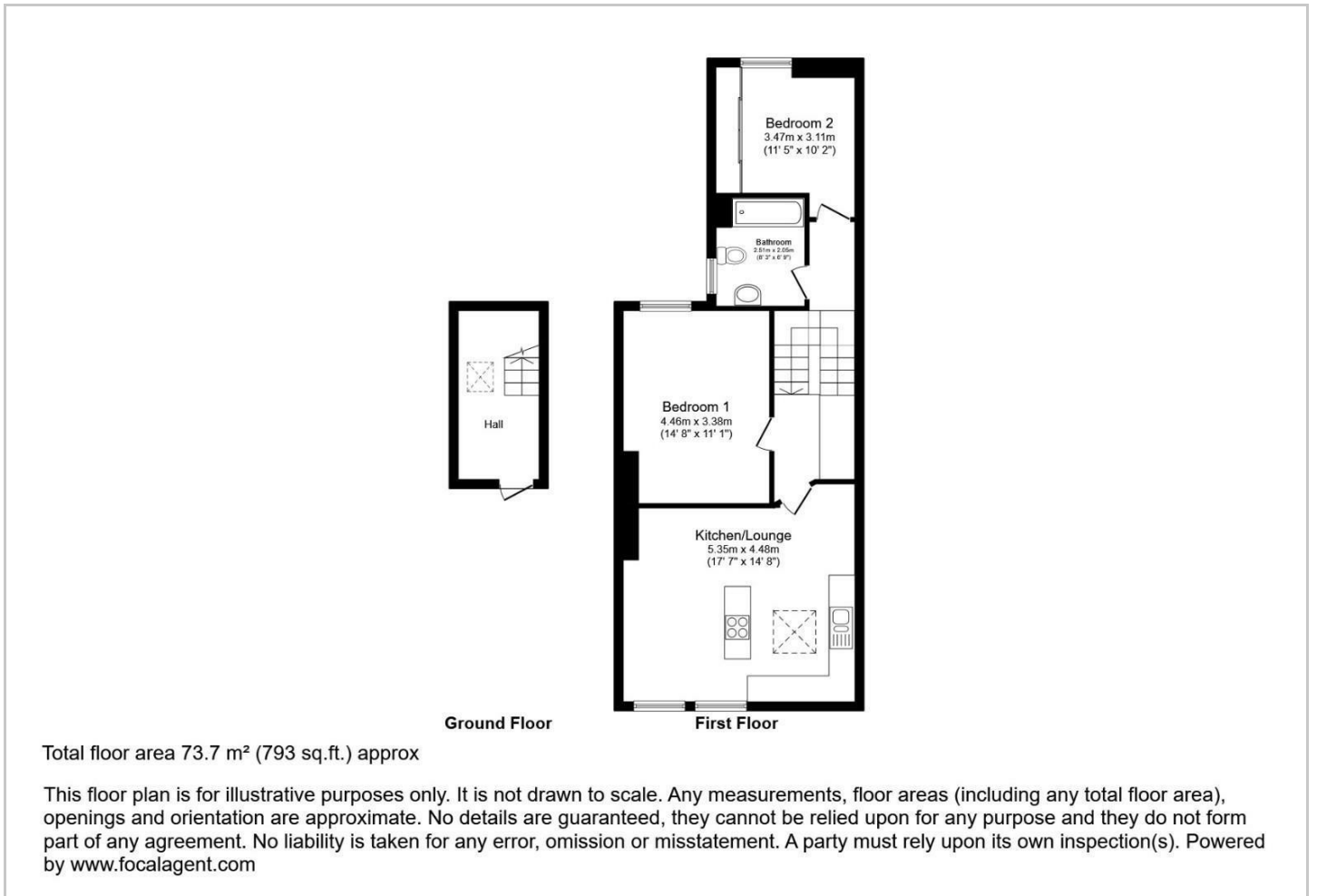
## Hybrid Map



## Terrain Map



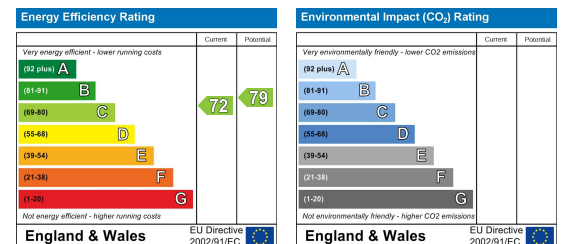
## Floor Plan



## Viewing

Please contact our Hunters Harrogate Office on 01423 536222 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.