

HUNTERS[®]

HERE TO GET *you* THERE



Dragon Parade

Harrogate, HG1 5DG

Council Tax: A

Guide Price £160,000



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Communal Entrance Hall

Access via secure wooden entrance door, stairs to upper floors.

Private Entrance Hall

Stairs to upper room, doors to:

Kitchen Dining Room

10'6" x 13'11" (3.2 x 4.24)

Range of wall and base mounted units with working surfaces over with inset stainless steel sink unit with mixer tap, inset four ring gas hob, electric oven, under counter fridge and under counter freezer, integrated washing machine, UPVC double glazed windows to rear and side elevations, space for dining table, radiator.

Lounge

14'6" x 17'6" (4.42 x 5.33)

UPVC double glazed window to front elevation, radiator, feature brick hearth with electric fire, TV point.

Bedroom One

10'11" x 14'11" (3.32 x 4.54)

UPVC double glazed window to rear elevation, radiator, built in wardrobes and drawers.

Bathroom

White suite comprising panel bath with shower over and glazed screen, low level WC, wall mounted sink with cupboard under, radiator, tiled walls, storage cupboard.

Attic Room

10'1" x 15'1" (3.08 x 4.6)

Velux window to rear elevation, eaves storage.

Cellar

Communal cellar for storage - access via rear of property.

EPC

Environmental impact as this property produces 2.9 tonnes of CO2.

Material Information

Tenure Type; Leasehold

Leasehold Years remaining on lease; 959 Years

Leasehold Annual Service Charge Amount AD HOC BASIS - SPLIT 3 WAYS

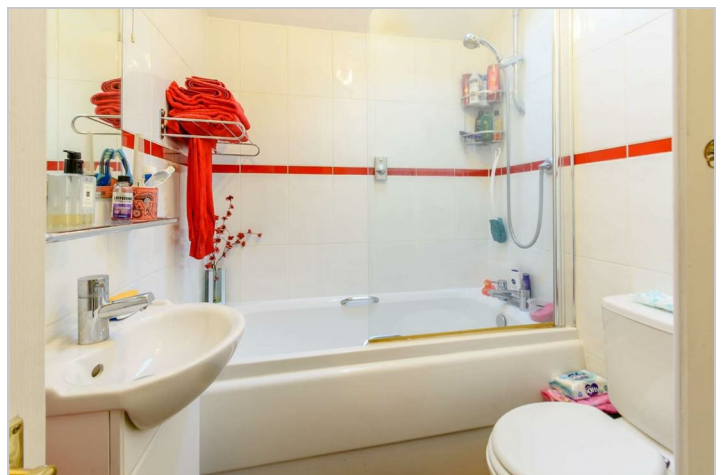
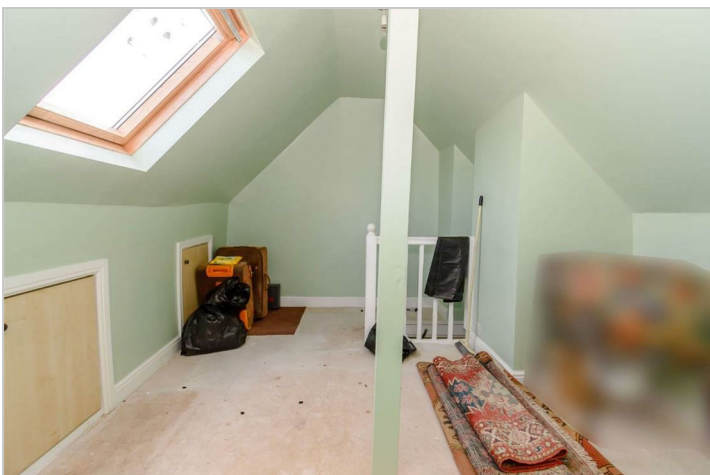
Council Tax Banding; A

OFFERED FOR SALE WITH NO ONWARD CHAIN. An opportunity to purchase a well presented one double bedroom top floor apartment, offering generous living space throughout and with elevated views over Harrogate. The property is situated in a sought after town centre location close to the restaurants, bars, shops and railway and bus station.

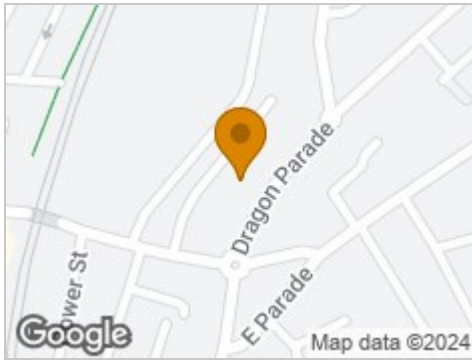
The accommodation would make an ideal purchase for both investors and first time buyers and comprises: Communal hallway and stairs, private entrance hallway with stairs to landing, large lounge, modern open plan dining kitchen, one double bedroom and modern bathroom. There is also the benefit of a large loft space with Velux window.

We strongly recommend an early viewing to appreciate the accommodation on offer.

- NO CHAIN
- Open plan dining kitchen
 - Town centre location
 - Elevated views
 - One double bedroom
- Large loft space with Velux window
 - Modern bathroom
 - Generous living space



Road Map



Hybrid Map

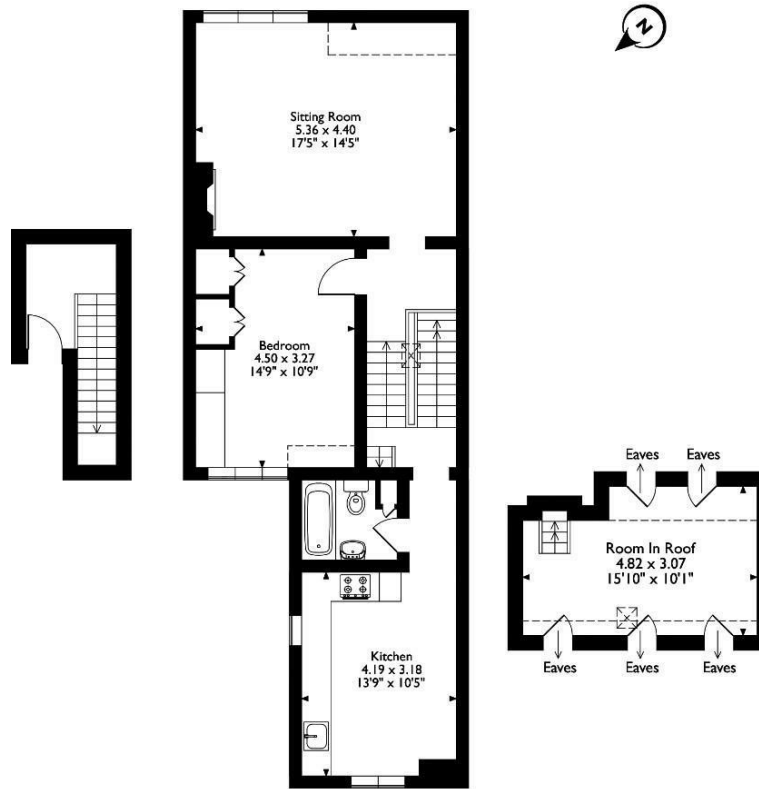


Terrain Map



Floor Plan

Flat 3 23 Dragon Parade, Harrogate, North Yorkshire
Approximate Gross Internal Area
84 Sq M/905 Sq Ft



First Floor

Second Floor

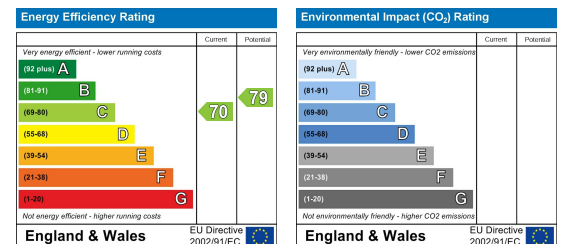
Third Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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.