



Dragon View, Harrogate, HG1 4DG

- AVAILABLE TO THE MARKET CHAIN FREE
- Guest WC
- Two double bedrooms
- On-street permit parking
- Ideal for investors & first time buyers
- Spacious duplex apartment
- Open plan dining kitchen & lounge
- House bathroom
- Central location
- Council Tax band A



Guide Price £205,000

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DESCRIPTION

OFFERED TO THE MARKET CHAIN FREE. A spacious duplex flat located in the popular residential area of Dragon View. The location offers easy access to local amenities and being conveniently close to the train station and Harrogate town centre.

The flat is entered through a secure private entrance hall, with stairs to the first floor landing providing access to the kitchen open plan to the lounge/ dining space and guest W.C. Stairs rise to second floor landing with doors to the two double bedrooms and the bathroom. The landing features useful built in storage.

The property features UPVC double glazed windows and gas central heating and is ideal as a first time buy or as an investment with a possible yield of approximately £900 per calendar month. Parking is on-street with permit parking available through North Yorkshire Council.

An early viewing comes highly recommended. Please call to arrange.

EPC

This property produces 4.3 tonnes of CO2

Energy rated: D

Material Information - Harrogate

Tenure Type: Leasehold

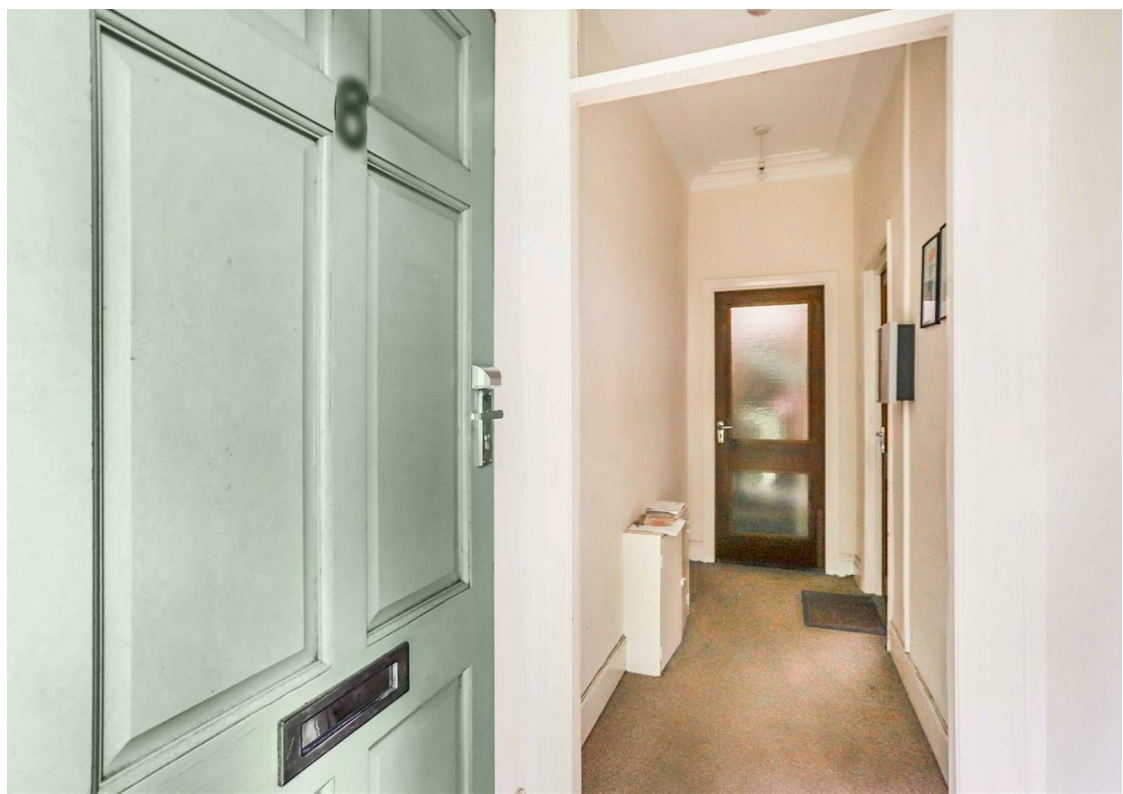
Ground rent: £20 pa

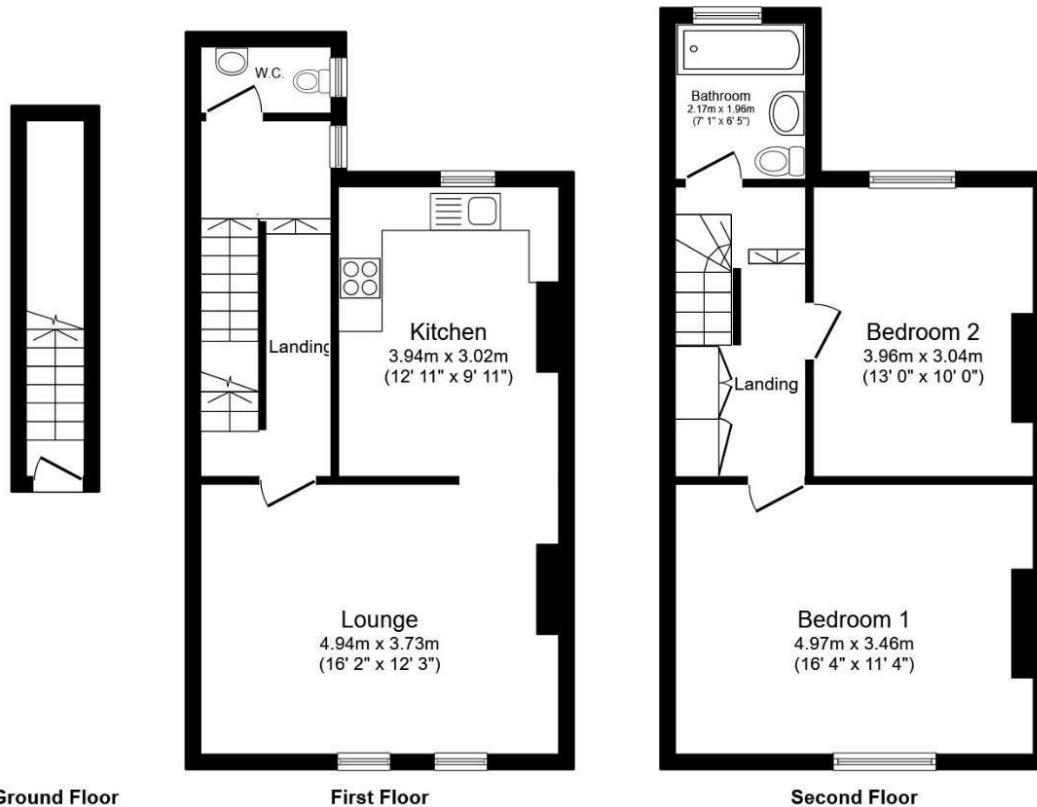
Service Charges TBC - ask the agent

Lease term - 999 years from 1 January 1985

Council Tax Banding: A







This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Viewings

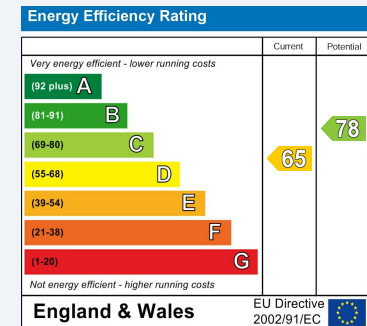
Please contact harrogate@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.

