



Dragon Parade, Harrogate, HG1 5DG

- AVAILABLE TO THE MARKET CHAIN FREE
- Town centre location
- Ideal for investors & first time buyers
- Store room
- Early viewing comes highly recommended
- Allocated off street parking
- Spacious period apartment
- Open plan dining kitchen dinner
- Secure entry
- Council Tax: B



Guide Price £190,000

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DESCRIPTION

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

Offering generous and flexible living space throughout, the flat is entered through a secure private entrance hallway, providing access to a modern kitchen diner, two double bedrooms with period features, bedroom one has turret style windows, and a modern bathroom. From the hallway there is a large storage room and stairs leading to a utility basement.

The property features 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. Private parking space and further parking on-street with permit parking available through North Yorkshire Council.

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

EPC

The properties energy rating is D
This property produces 3.6 tonnes of CO2

Material Information - Harrogate

Tenure Type: Leasehold with Share of Freehold

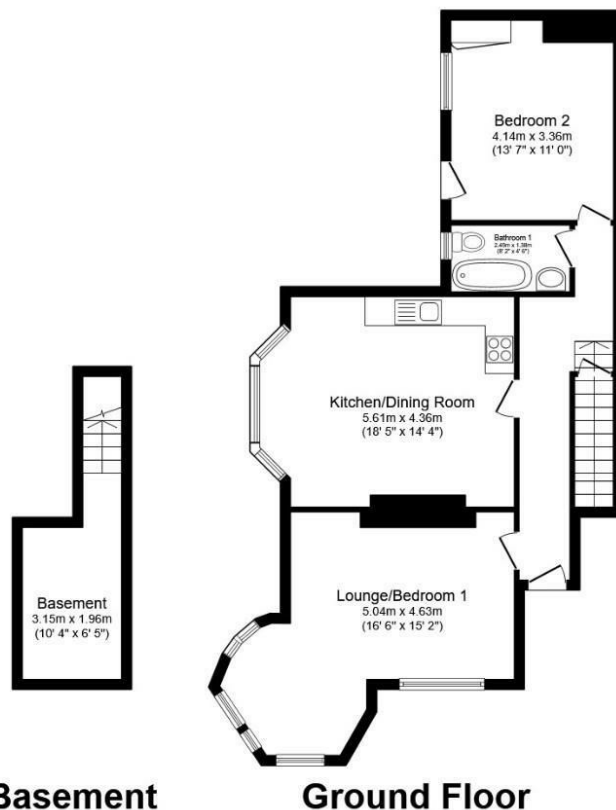
Leasehold Years remaining on lease: 1013

Service Charges: £50/ month

Council Tax Banding: B







Total floor area 82.2 sq.m. (884 sq.ft.) approx

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

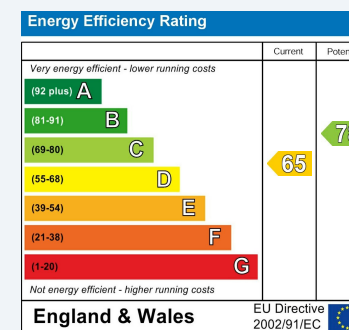
Please contact harrogate@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.

