



INVESTMENT OPPORTUNITY
5 DRAGON TERRACE
HARROGATE
£250,000

9 Albert Street, Harrogate
North Yorkshire HG1 1JX
Sales: 01423 503076
Lettings: 01423 530744

These particulars are given as guidance only and are expressly excluded from any contract. They give no warranty as to the condition or description and any recipient must satisfy himself on all matters stated herein. The property is offered subject to contract and to its being unsold and unlet. Appointments for viewing and contract of all negotiations shall be through Nicholls Tyreman Estate Agent.

A stone built terraced property, currently split into two, one bedroom self-contained flats, located in the very heart of the Harrogate town centre

NOW REQUIRING FULL MODERNISATION

PHOTOGRAPHS WERE TAKEN BEFORE THE CURRENT TENANCIES

The ground floor flat is accessed from the rear of the property via a yard/parking area. The accommodation benefits from double glazing and comprises: Kitchen, bathroom living room and bedroom.

The rear courtyard is for the sole use of the ground floor flat.

The ground floor flat is let on an assured shorthold tenancy, which is currently periodic, at a rent of £525.00 per calendar month.

Council Tax Band: A

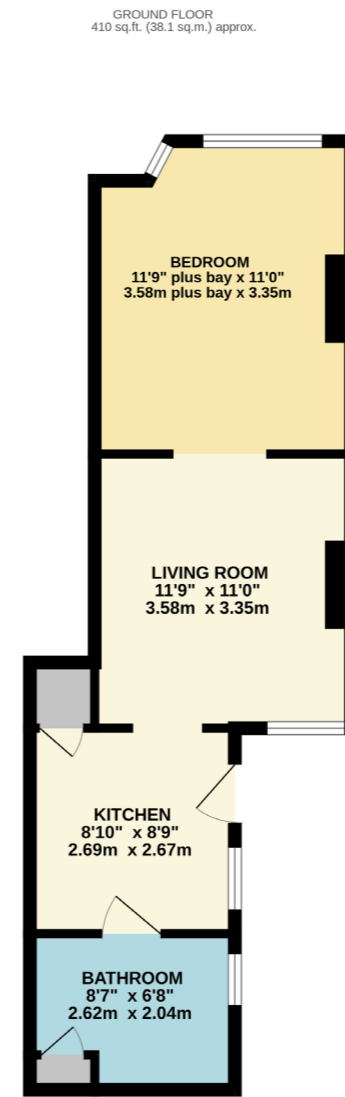
Energy Rating: D

The first floor flat benefits from a private entrance, double glazing, gas central heating and briefly comprises: Ground floor entrance with stairs to first floor, living room with fireplace, kitchen with a range wall mounted cupboards, base units and drawers, electric oven and hob, bedroom and house bathroom.

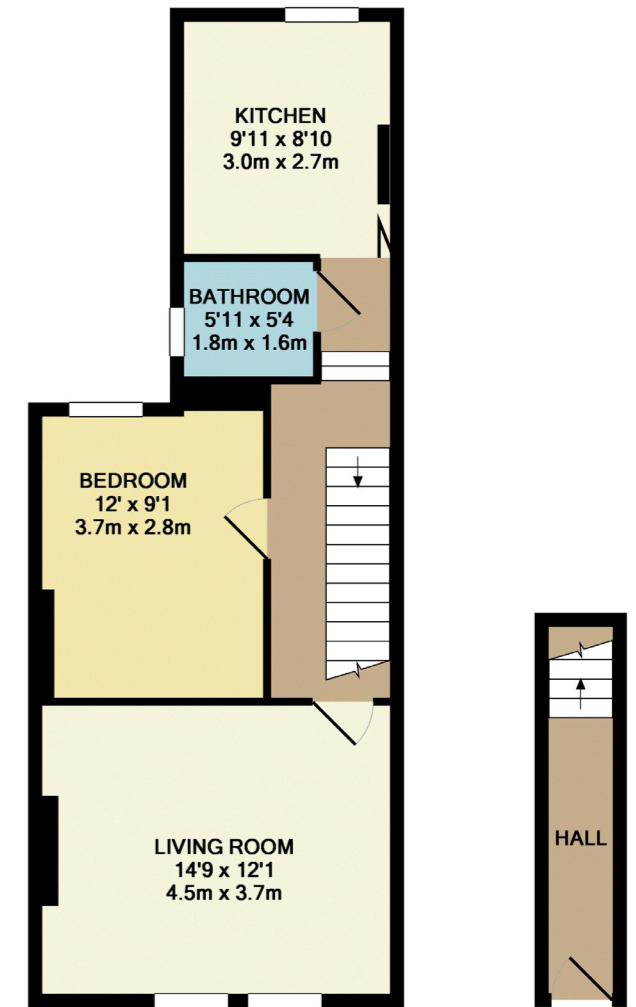
The first floor flat is let on an assured shorthold tenancy, which is currently periodic, at a rent of £525.00 per calendar month.

Council Tax Band: A

Energy Rating: TBC



TOTAL FLOOR AREA: 410 sq.ft. (38.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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1ST FLOOR
APPROX. FLOOR
AREA 484 SQ.FT.
(45.0 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 49 SQ.FT.
(4.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 533 SQ.FT. (49.5 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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DIRECTIONS - HG1 5DN

From Harrogate cross over Station Bridge and turn left at the roundabout into East Parade. At the roundabout cross over into Dragon Parade and at the mini roundabout turn left into Dragon Road. Dragon Terrace is then a turning on the right hand side.

APPROXIMATE DISTANCES

Town Centre	850 metres
Railway Station	800 metres
Bus Route	300 metres
Airport	13 miles