



**5 DRAGON TERRACE
HARROGATE, HG1 5DN**

**£250,000
CHAIN FREE**

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.

5 DRAGON TERRACE | HARROGATE | HG1 5DN

A stone, inner terraced property, currently split into two dwellings.

Ground Floor | Kitchen | Living Room | Bedroom | Bathroom

Council Tax: Band A | Energy Rating: D

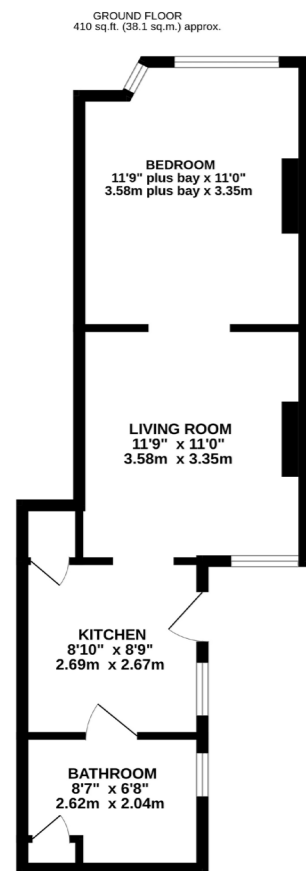
Entrance Hall | Living Room | Kitchen | Bedroom | Bathroom

Council Tax: Band A | Energy Rating: TBC

NOW REQUIRING FULL MODERNISATION
PHOTOGRAPHS WERE TAKEN BEFORE THE CURRENT TENANCIES

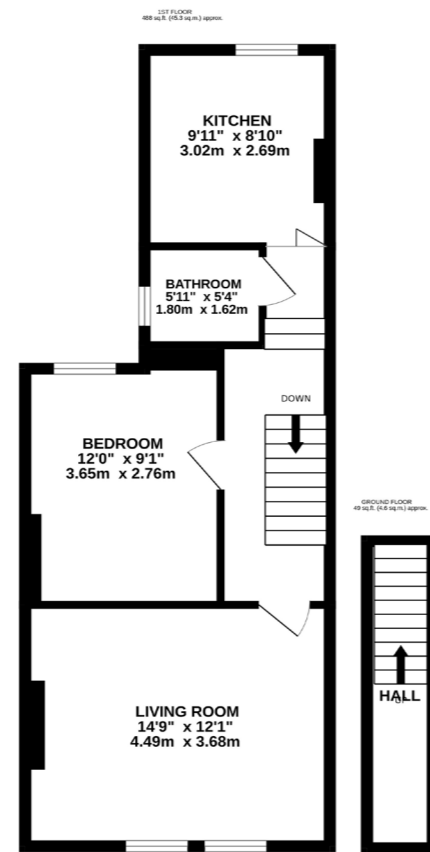


Ground Floor



TOTAL FLOOR AREA: 410 sq.ft. (38.1 sq.m.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only.
 Made with Metropix ©2024

First Floor



TOTAL FLOOR AREA: 537 sq.ft. (49.9 sq.m.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only.
 Made with Metropix ©2024

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

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.

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.

