

11 DRAGON PARADE
HARROGATE
HG1 5BZ



NICHOLLS
TYREMAN

11 DRAGON PARADE | HARROGATE | HG1 5BZ

INVESTMENT OPPORTUNITY

An extremely rare opportunity to purchase this high yielding, nine bedroom, terraced property

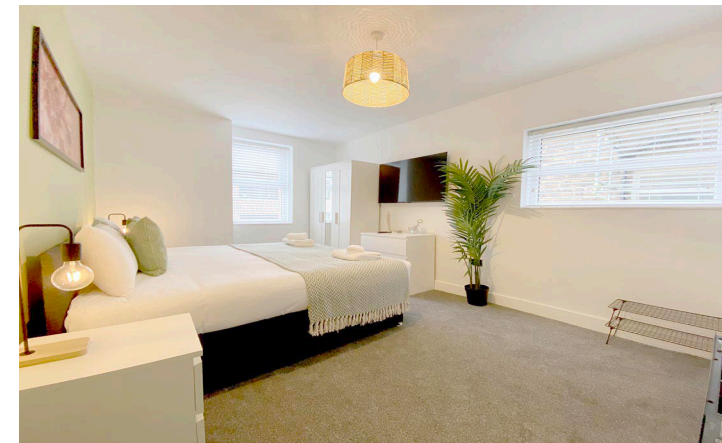
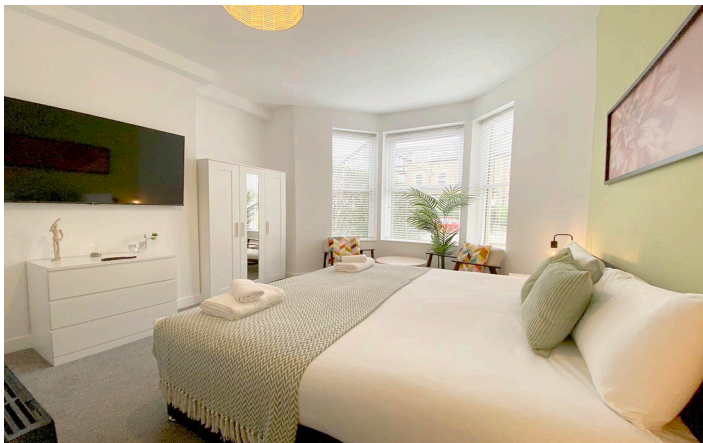
Entrance Hall | Breakfast Kitchen | Dining Room | Bathroom/Utility Room

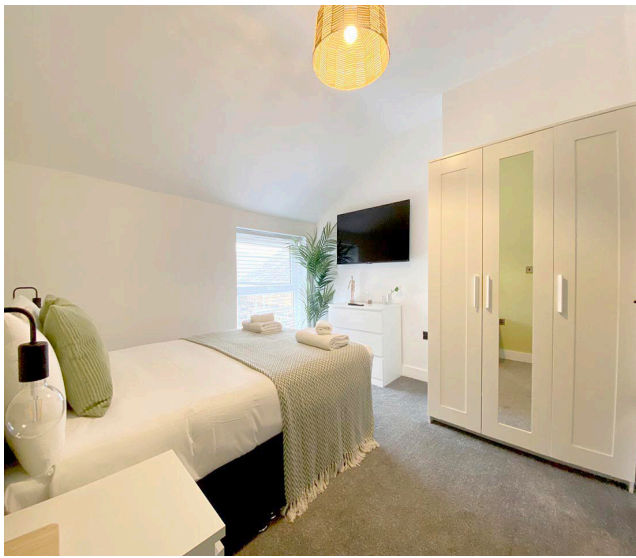
Nine Bedrooms | Nine En-suites

Forecourt Garden | Off Street Parking

Council Tax: TBC | Energy Rating: TBC | Tenure: Freehold

£975,000





The property currently offers nine bedrooms with en-suite facilities and a communal dining kitchen. Recently completely renovated and modernised to the highest of standards and specification and offering immaculately presented accommodation throughout.

Located in the very heart of the Harrogate town centre, the property is ideally placed for the conference centre and the town's amenities, with both rail and bus stations a short walk away.

The accommodation comprises on the ground floor: A welcoming entrance hall with access to all floors, three bedrooms with en-suite facilities.

The lower ground floor has a beautifully appointed breakfast kitchen with large central island and integrated appliances, being open plan to a dining area, and a bathroom/utility room. A rear access door from the kitchen leads to car parking.

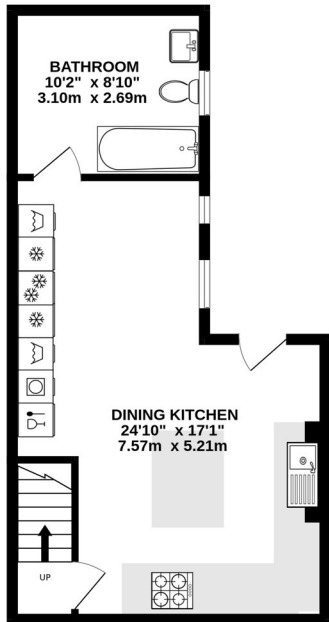
To the first floor are three further bedrooms with en-suite facilities and to the second floor a further three bedrooms with en-suite facilities.

To the front of the property is a small forecourt garden and at the rear is a gravelled driveway with bin stores and access to the kitchen.

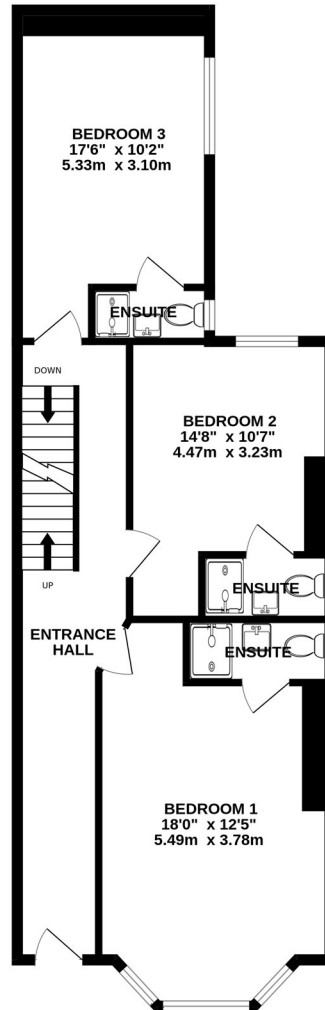




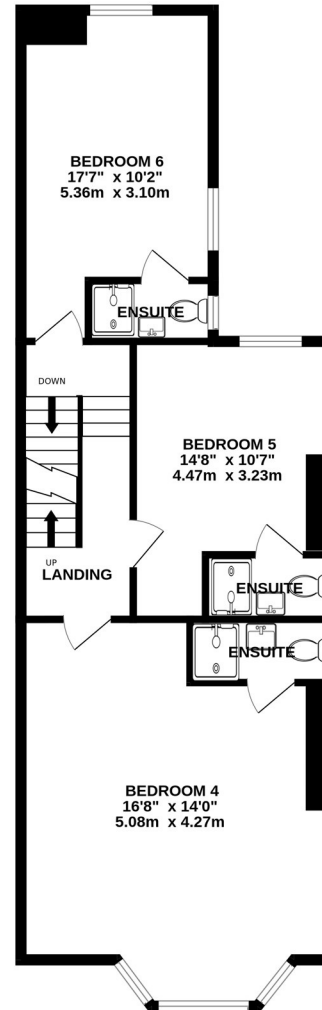
LOWER GROUND FLOOR
417 sq.ft. (38.7 sq.m.) approx.



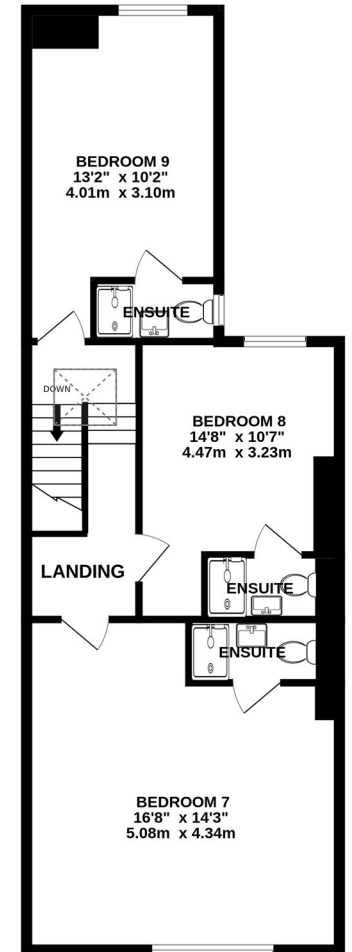
GROUND FLOOR
707 sq.ft. (65.6 sq.m.) approx.



FIRST FLOOR
712 sq.ft. (66.1 sq.m.) approx.



SECOND FLOOR
684 sq.ft. (63.6 sq.m.) approx.



TOTAL FLOOR AREA : 2519 sq.ft. (234.1 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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9 Albert Street, Harrogate
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Sales: 01423 503076 Lettings: 01423 530744

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