

Flat 2, 44 Dragon Road Harrogate, HG1 5DF

ATTENTION ALL INVESTORS FOR SALE WITH TENANT IN SITU!!! A well presented two bedroom first floor apartment is situated within close proximity of Harrogate town centre and its many local amenities. The property benefits from lounge open plan to kitchen, partial double glazing, gas central heating and a great location. Briefly comprises: Communal entrance with stairs to first floor, front door leading into entrance hall, lounge open plan to kitchen, two bedrooms and modern shower room. INVESTMENT OPPORTUNITY !!!

Asking Price £155,000

Flat 2, 44 Dragon Road

Harrogate, HG1 5DF



- INVESTMENT PURCHASE FOR SALE WITH TENANT IN SITU!!!
- CLOSE TO HARROGATE CENTRE
- CLOSE TO AMENITIES
- FIRST FLOOR APARTMENT
- LOUNGE OPEN PLAN TO KITCHEN
- GAS CENTRAL HEATING
- TWO BEDROOMS
- MODERN SHOWER ROOM
- INVESTMENT OPPORTUNITY!!!

COMMUNAL ENTRANCE

Stairs leading to first floor.

ENTRANCE HALL

Laminate wood flooring, radiator.

LOUNGE

11'1" x 13' (3.38m x 3.96m)

Double glazed window to front aspect, laminate wood flooring, double radiator, feature fireplace recess, open plan to:

KITCHEN

13' x 5'10" (3.96m x 1.78m)

Range of modern base units with work top over, sink unit housing stainless steel sink and drainer with swivel mixer tap, Integrated four ring

gas hob and oven with extractor hood over, wall mounted combi boiler, space and plumbing for washing machine, space for upright fridge freezer, double glazed window basin and taps, tiled flooring, wall to front aspect.

BEDROOM ONE

9'11" x 7'9" (3.02m x 2.36m)

Double glazed window to front aspect, laminate wood flooring, radiator, single glazed window to side aspect.

BEDROOM TWO

7' x 8'4" (2.13m x 2.54m)

Double glazed window to rear aspect, laminate wood flooring, radiator,

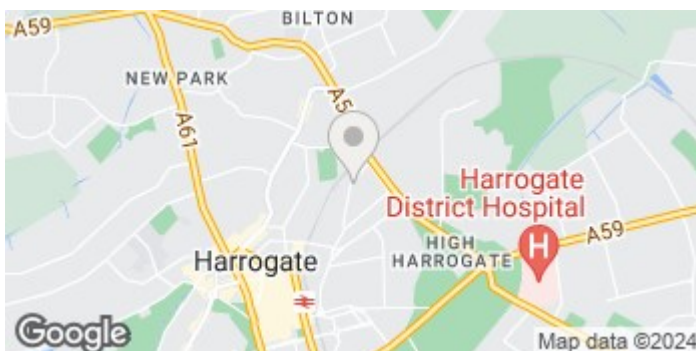
SHOWER ROOM

7'1" x 4' (2.16m x 1.22m)

White suite comprising: Double shower cubicle, low level W.C., wall mounted chrome towel rail.

AGENTS NOTES

INVESTMENT PURCHASE FOR SALE WITH TENANT IN SITU.
Achieved Rent: £625 PCM
Lease Details: 999 Years from 2013
Service Charge: £512 Per Annum
Ground Rent: £100 Per Annum
Council Tax Band A

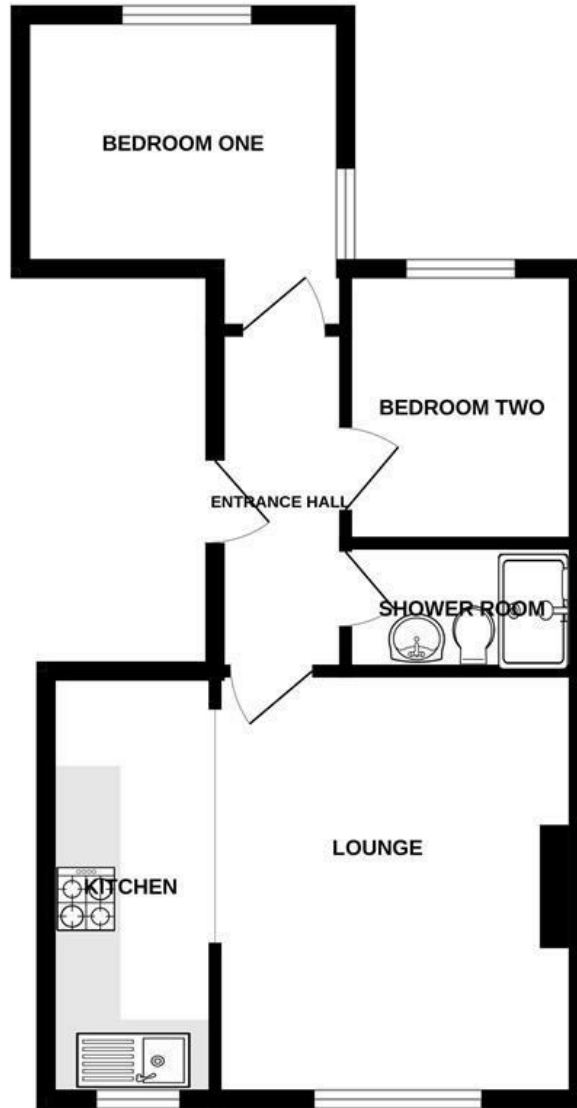


Directions



Floor Plan

GROUND FLOOR
419 sq.ft. (38.9 sq.m.) approx.



TOTAL FLOOR AREA : 419 sq.ft. (38.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

31 Westgate, Ripon, North Yorkshire, HG4 2BQ

Tel: 01765 604343 Email: ripon@sherringtonsestateagents.co.uk <https://www.sherringtonsestateagents.co.uk>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	