



Flat 2, 79 Dragon Parade, Harrogate

£300,000 Offers Over



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A spacious two-bedroom duplex apartment occupying the upper floors of this attractive building, offering over 1,000 sq ft of thoughtfully renovated accommodation, together with a private enclosed rear garden and the advantage of no onward chain.

The interior has been finished with great attention to detail, incorporating quality wool carpets, Amtico flooring, brand-new integrated AEG appliances and a newly installed central heating system with a Worcester Bosch boiler and seven-year warranty.

Outside, the property has a newly landscaped and fully enclosed private rear garden, providing an attractive and low-maintenance space for outdoor seating and entertaining.

Dragon Parade is a desirable tree-lined road in a highly convenient position close to the centre of Harrogate. The town's extensive shops, restaurants, cafés and leisure amenities are all within easy walking distance, together with Harrogate railway station and bus station, providing regular connections to Leeds, York and beyond. The property is also ideally placed for nearby supermarkets, schools and the road network, making it particularly well suited to buyers seeking a spacious home within easy reach of everything the town centre has to offer.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



The apartment is approached through a secure communal entrance, with stairs leading to the private entrance and a spacious hallway with useful storage and a separate WC.

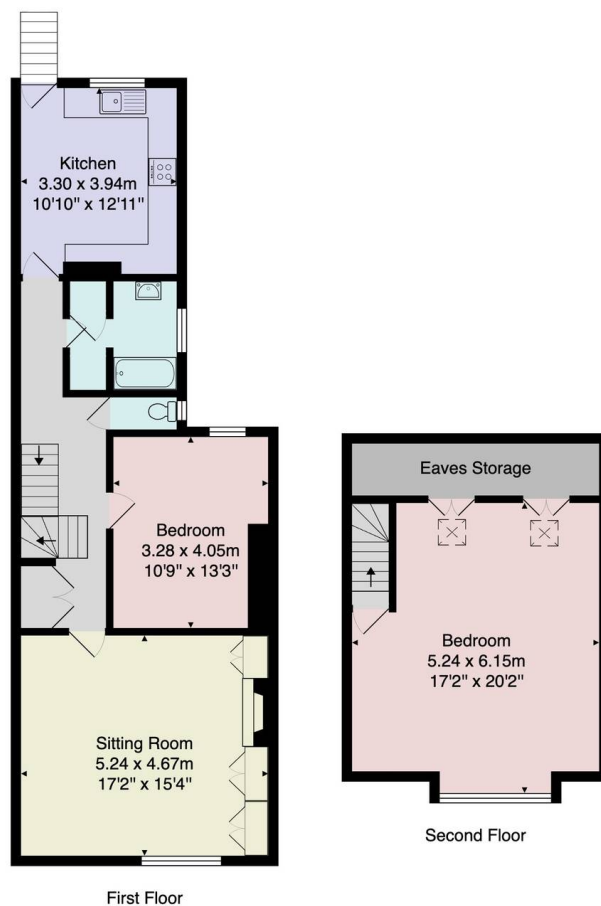
The large living room is particularly light, with a wide front-facing window, decorative cornicing and recessed ceiling spotlights. Bespoke fitted storage, illuminated display shelving and a recessed living-flame fire create a striking focal point.

The newly fitted kitchen features sleek handleless units, contrasting work surfaces, mirrored splashbacks and a range of integrated AEG appliances. A glazed door opens onto an external staircase leading down to the private enclosed rear garden.

Also on this floor is a good-sized double bedroom and a stylish bathroom finished with marble-effect tiling, a bath with rainfall shower, brushed brass fittings, fitted storage and an illuminated mirror.

Stairs rise from the landing to a generous principal bedroom occupying the top floor. This characterful room features exposed timber beams, two Velux windows, recessed lighting and useful eaves storage.





First Floor

Second Floor

Total Area: 108.5 m² ... 1167 ft²

All measurements are approximate and for display purposes only.

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