



## Basement Flat, 4 Dragon Parade, Harrogate

£175,000 Guide Price



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A well presented two-bedroom garden apartment offering spacious accommodation, complete with a private patio garden and a superb central location within walking distance of Harrogate town centre and excellent transport links.

The property benefits from gas-fired central heating and double glazing throughout and briefly comprises a private entrance hall, which also provides a useful utility area, leading into a stylish open-plan living kitchen.

Externally, the property benefits from a private, enclosed patio garden creating a unique and characterful outdoor space ideal for entertaining and outdoor dining. To the front, there is an unallocated parking space available on a first-come, first-served basis, shared with the other apartments in the building. On-street permit parking is also available via Harrogate Borough Council.

This superb apartment would make an ideal first-time purchase, investment, or downsize opportunity, combining modern living with a highly convenient central location.

### Key Features

- Two double bedrooms
- Stylish open-plan living kitchen
- Private enclosed patio garden
- Gas central heating & double glazing
- Central Harrogate location
- Walking distance to town centre & transport links
- Permit parking available

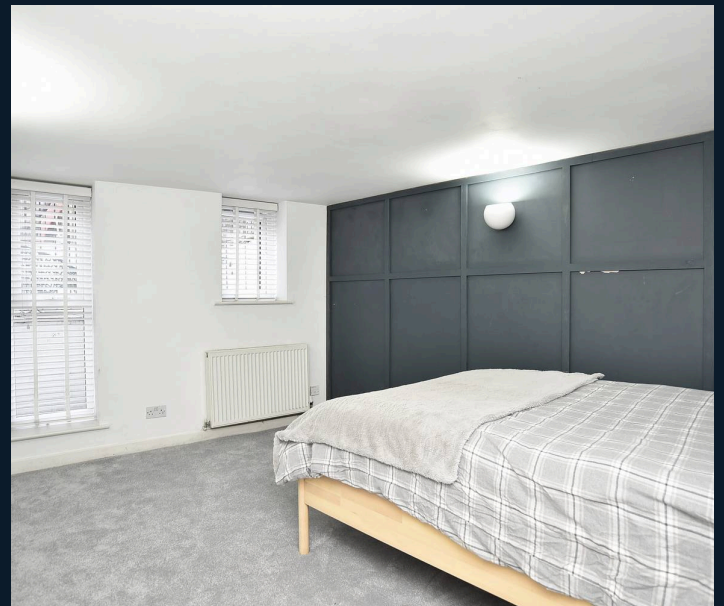
Council Tax band: A Tenure: Leasehold EPC Energy Efficiency Rating: D

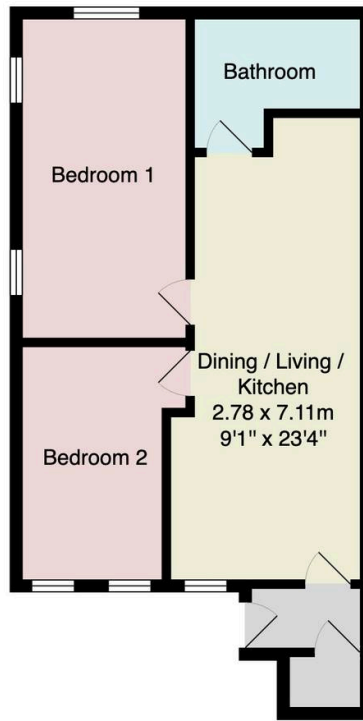


The open-plan space is bright and versatile, featuring contemporary flooring, recessed lighting, and a modern fitted kitchen with a range of units, contrasting worktops, and tiled splashback. Integrated appliances include an oven, electric hob, and extractor, with space for additional freestanding appliances. There is ample room for both living and dining areas, as well as a potential study space, making this an ideal area for both relaxing and entertaining. A door also provides direct access to the outside.

The property offers two well-proportioned double bedrooms. The principal bedroom is a spacious and inviting room with a stylish panelled feature wall and plenty of space for freestanding furniture. The second bedroom is another generous double, offering flexibility for use as a guest room, home office, or additional reception space.

The modern house bathroom is finished to a high standard and comprises a panelled bath with glazed shower screen and overhead rainfall shower, low flush WC, and a vanity unit with inset wash basin and useful storage. The room is complemented by contemporary tiling and a clean, neutral finish.





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