



## Dragon Parade, Harrogate

- One Double Bedroom
- Amazing Location
- Council Tax Band A
- On Street Parking
- EPC Rating C

**£950 Per Calendar Month**

**Tenure:**



# Dragon Parade, Harrogate

## DESCRIPTION

Available April | 1 Bedroom | Great Location | Council Tax Band A | EPC Rating C |

Flat 2 at 23 Dragon Parade presents an excellent opportunity for those seeking a charming one-bedroom flat in a prime location. This delightful property boasts a spacious reception room, perfect for both relaxation and entertaining guests. The well-appointed bedroom offers a comfortable retreat, while the bathroom is designed for convenience and practicality.

One of the standout features of this flat is its proximity to the town centre, allowing residents to enjoy the vibrant local culture, shops, and eateries that Harrogate has to offer. Whether you are a first-time buyer, a professional seeking a convenient base, or someone looking to downsize, this flat caters to a variety of lifestyles.

With its spacious layout and desirable location, Flat 2 is an ideal choice for those who appreciate both comfort and accessibility. Do not miss the chance to make this lovely flat your new home in the picturesque town of Harrogate.





**Floor Plan**

Total floor area 57.8 sq.m. (622 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by propertybox.io

**Viewing**

Please contact our Hunters Harrogate Lettings Office on 01423 877083 if you wish to arrange a viewing appointment for this property or require further information.

Regents House, 13-15 Albert Street, Harrogate, HG1 1JX

Tel: 01423 877083 Email:

harrogatelettings@hunters.com <https://www.hunters.com>



**ENERGY PERFORMANCE CERTIFICATE**

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
		76	80
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

