



Flat 1, 46 Dragon Parade, Harrogate, North Yorkshire, HG1 5DQ

£137,500

THE HOME OF PROPERTY
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Flat 1, 46 Dragon Parade, Harrogate, North Yorkshire, HG1 5DQ

A well-presented one-bedroom flat with private entrance, offered for sale with no onward chain, situated in a prime central position within easy walking distance of the town centre. This attractive property provides spacious and versatile accommodation, ideal for first-time buyers, individuals, couples or investors. The flat benefits from a private entrance, creating a greater sense of independence, together with a generously sized lounge and double bedroom. Its highly convenient location places a wide range of shops, cafés, restaurants and amenities within immediate reach, making it an excellent low-maintenance home or investment opportunity.

The property is located on Dragon Parade, a popular and well-established area of Harrogate, offering excellent access to the town centre, transport links and leisure facilities.

The accommodation comprises a spacious lounge, providing ample room for both sitting and dining, together with a well-proportioned double bedroom offering comfortable living space. There is also a kitchen and bathroom, creating a practical and versatile layout suitable for a variety of buyers.

OUTSIDE

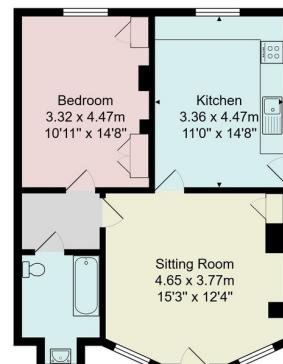
The property benefits from its own private entrance, enhancing privacy and independence. On-street parking is available nearby, subject to local regulations. There is a small patio garden, accessed via the sitting room, to the front of the property.

AGENT'S NOTE

- Tenure: Leasehold with share of freehold
- Lease length: Approximately 981 years remaining
- Ground rent: £0
- Service charge: Shared between four flats
- Offered with no onward chain

Tenure - Freehold

Council Tax Band - A



All measurements are approximate and for display purposes only.
No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
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Verity Frearson

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92+)	A	78
(81-91)	B	68
(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	
WWW.EPC4U.COM		