







Dragon Parade, Harrogate, HG1 5DG

- Character property featuring beautiful stained glass windows
- Ground floor bedroom with adjacent bathroom
- Large kitchen and a separate dining room
- Parking available for one vehicle
- Council Tax Band E
- Four generously sized double bedrooms
- Spacious reception room perfect for relaxing and entertaining
- Private rear garden offering a peaceful outdoor retreat
- Close to local amenities and excellent transport links

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Guide Price £550,000

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DESCRIPTION

Located on Dragon Parade, this delightful character property offers a perfect blend of traditional features and modern living. With its stunning stained glass windows, the house exudes a unique charm that is sure to captivate any prospective buyer or tenant.

The property boasts four generously sized double bedrooms, providing ample space for families or those who enjoy having guests. One of the bedrooms is conveniently located on the ground floor, accompanied by a well-appointed bathroom, making it ideal for those who prefer single-level living. The remaining three bedrooms are situated upstairs, ensuring privacy and comfort.

The heart of the home is a large reception room that invites relaxation and social gatherings. Adjacent to this space is a spacious kitchen, perfect for culinary enthusiasts, along with a separate dining room that sets the scene for memorable meals with family and friends.

Outside, the property features a private garden, offering a tranquil retreat for outdoor enjoyment. Whether you wish to cultivate a garden or simply unwind in the fresh air, this space provides a wonderful opportunity to connect with nature.

Parking is available for one vehicle, adding to the convenience of this lovely home. Located just a short walk from Harrogate town centre, residents will benefit from easy access to a variety of local amenities and excellent public transport links. Tenant in situ currently.

This property is a rare find in a sought-after location, combining character, space, and convenience. It is an ideal choice for those looking to embrace the vibrant lifestyle that Harrogate has to offer.









EPC
Energy rating E
This property produces 7.9 tonnes of CO2

Material Information - Harrogate
Tenure Type: Freehold
Council Tax Banding: E



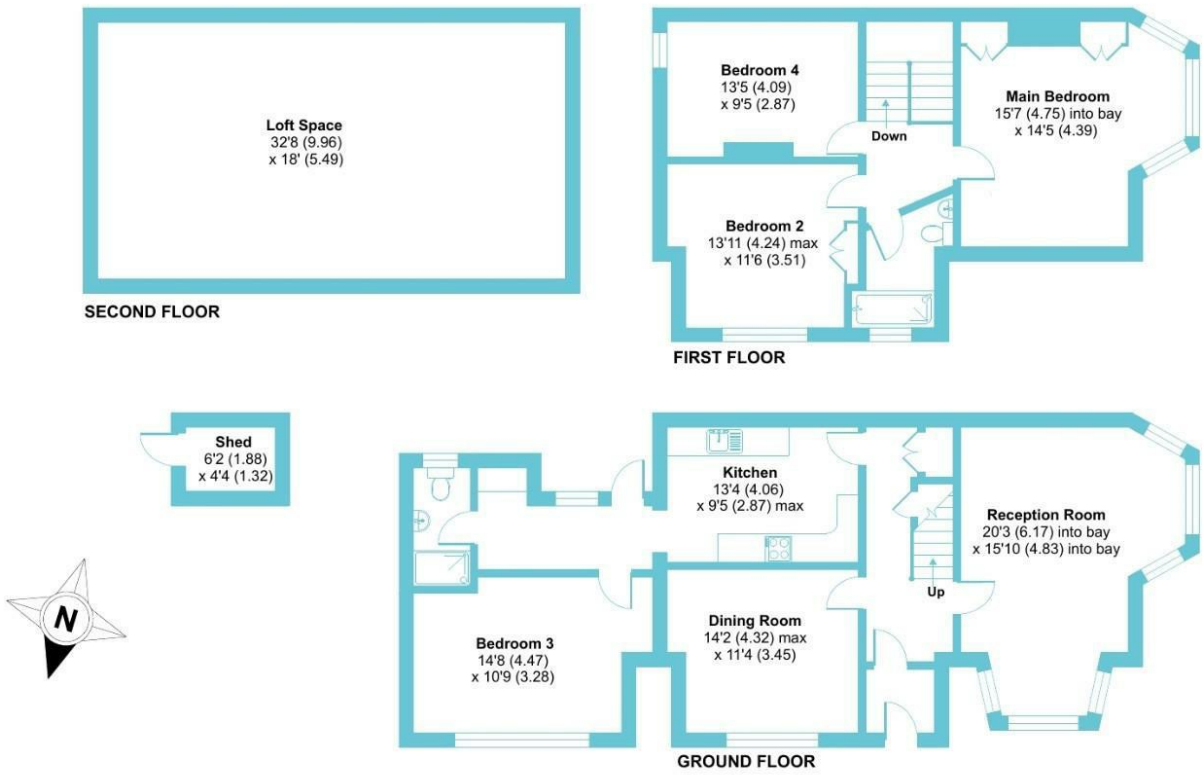

VOGUE
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Dragon Parade, Harrogate, HG1

Approximate Area = 2207 sq ft / 205 sq m
Shed = 28 sq ft / 2.6 sq m
Total = 2235 sq ft / 207.6 sq m
For identification only - Not to scale



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Linley & Simpson. REF: 900173

Viewings

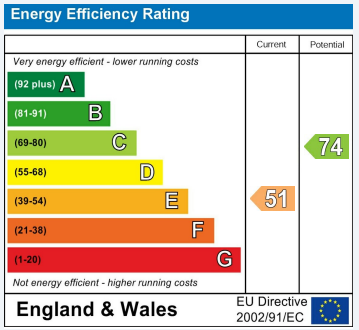
Please contact harrogatelettings@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

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.



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 by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

The Property Ombudsman

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