



Dragon Avenue, Harrogate, HG1 5DS

- Top-floor apartment located on Dragon Avenue
- Two well-proportioned bedrooms
- Includes one comfortable double bedroom
- Rear parking available for one vehicle
- Convenient access to public transport links
- Ideal opportunity for first-time buyers or investors
- Spacious and inviting lounge area
- Versatile single bedroom suitable as a home office
- Close to local shops, cafes, and amenities
- Council Tax Band A

Guide Price £145,000



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DESCRIPTION

Located on Dragon Avenue, this top-floor apartment presents an excellent opportunity for first-time buyers or savvy investors. The property boasts two well-proportioned bedrooms, including a comfortable double bedroom and a versatile single bedroom that could easily serve as a home office, catering to modern living needs.

Upon entering, you are welcomed into a spacious lounge area, which offers ample room for a dining table, making it perfect for entertaining guests or enjoying family meals. The apartment's layout is both practical and inviting, ensuring a pleasant living experience.

Additionally, the property features a bathroom that meets all essential needs, enhancing the overall convenience of the home. For those with a vehicle, parking is available at the rear of the property for one car, providing ease and accessibility.

Situated close to local amenities and public transport links, this apartment is ideally located for those who appreciate the convenience of nearby shops, cafes, and transport options. Whether you are looking to make your first step onto the property ladder or seeking a promising investment opportunity, this apartment on Dragon Avenue is not to be missed. Embrace the chance to own a piece of Harrogate living in this charming and well-located home.

EPC

Energy rating C

This property produces 1.8 tonnes of CO₂

Material Information - Harrogate

Tenure Type: Leasehold

Leasehold Years remaining on lease: 963

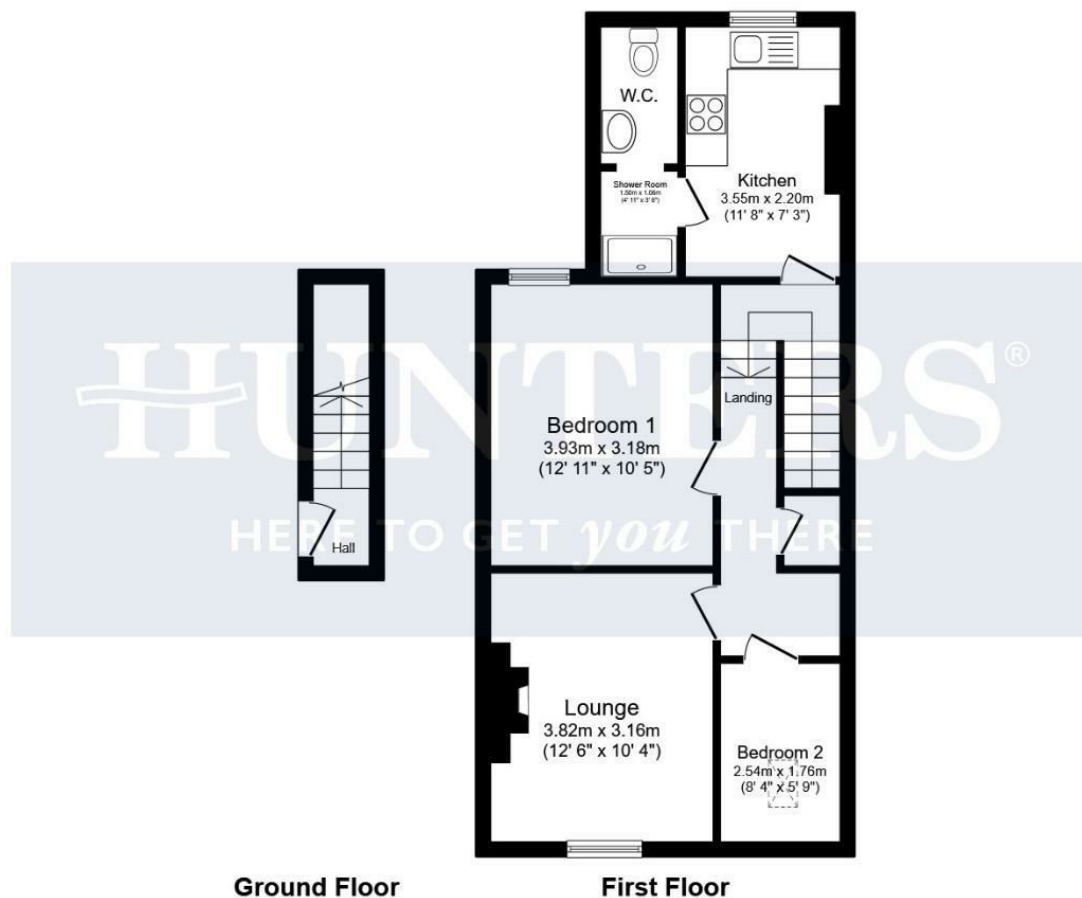
Leasehold Annual Service Charge Amount £0

Leasehold Ground Rent Amount £0

Council Tax Banding: A

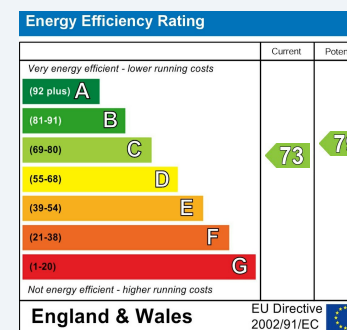






ENERGY PERFORMANCE CERTIFICATE

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.

Viewings

Please contact harrogate@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.



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