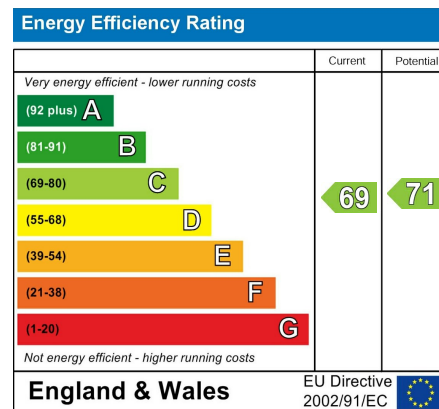


Floor Plan



Energy Performance Certificate



Directions

Council Tax Band Tenure Freehold

Agents Notes

We do not set out to avoid our civil and criminal liabilities by using clever use of word or photography however it is not always possible for us to guarantee that everything in our sales material is accurate. We strongly recommend that prospective purchasers seek their own professional advice. No responsibility can be accepted for any expenses incurred by intending Purchasers. We do not check or guarantee the condition of appliances, services or equipment. Equally any verbal statement from our staff forms no point of a contract. If you require written confirmation on any point we will gladly assist.



£995,000

11 Dragon Parade, Harrogate, HG1 5BZ

9 Bedroom House - Townhouse

**INVESTMENT OPPORTUNITY.** Nestled in the heart of Harrogate on Dragon Parade, this exceptional investment opportunity presents a rare chance to acquire a high-yielding, nine-bedroom terraced property. Recently renovated to the highest standards, this residence boasts modern finishes and immaculate presentation throughout, making it an attractive option for discerning investors.



**HOPKINSONS**  
ESTATE AGENTS

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## Description

Located in the vibrant heart of Harrogate, Dragon Parade presents an exceptional investment opportunity with its spacious nine bedroom accommodation. This property is perfectly situated, just a stone's throw from the Harrogate Convention Centre and a wealth of local amenities, making it an ideal choice for those seeking a prime location. Both rail and bus stations are conveniently within walking distance, enhancing accessibility for residents and visitors alike.

Upon entering, you are greeted by a welcoming entrance hall that provides access to all floors. The ground floor features three generously sized bedrooms, each with en-suite facilities, ensuring comfort and privacy for occupants. The lower ground floor boasts a beautifully appointed breakfast kitchen, complete with a large central island and integrated appliances. This open-plan space seamlessly connects to a dining area, creating an inviting atmosphere for gatherings. Additionally, a bathroom/utility room is conveniently located on this level, and a rear access door from the kitchen leads to two car parking spaces, adding to the property's practicality.

The first floor offers three more bedrooms, each with en-suite facilities, while the second floor provides an additional three bedrooms, further enhancing the property's appeal. Outside, the front of the property features a small forecourt garden, providing a pleasant entrance, while the rear boasts a gravelled driveway with bin stores and direct access to the kitchen.

This property not only offers ample living space but also presents a fantastic opportunity for investment in a sought-after location. With its modern amenities and proximity to Harrogate's vibrant town centre, it is a rare find that is sure to attract interest from discerning buyers. This is a unique opportunity to secure a property that promises both high returns. The property could also return to a substantial family home as it is currently being successfully ran as a registered holiday let with planning permission in place, but could also work very well as a high end HMO with positive feedback from the local HMO officer who has inspected the property. Do not miss the chance to make this remarkable investment your own.

