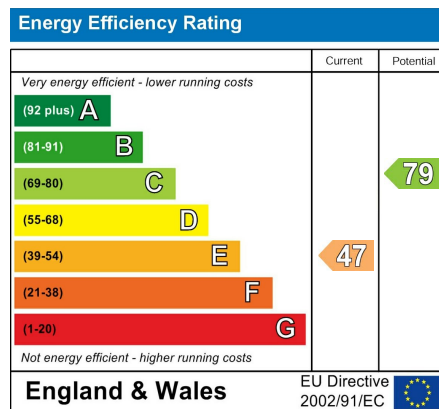


Floor Plan



TOTAL FLOOR AREA: 1987 sq.ft. (184.6 sq.m.) approx.

Energy Performance Certificate



Directions

Proceed down East Parade from the Odeon Cinema and at the roundabout go straight ahead into Dragon Parade, then proceed towards another mini roundabout and continue straight ahead. Continue along Dragon Parade and the property is found on your right hand side, clearly marked by a Hopkinsons For Sale board.

Council Tax Band D 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.



Asking Price £585,000

82 Dragon Parade, Harrogate, HG1 5DQ

5 Bedroom House - Townhouse

OPEN TO VIEW SAYURDAY 25TH 10.30am to 11.30am BY APPOINTMENT ONLY
A beautifully presented five bedroom townhouse benefiting from spacious accommodation over three floors and benefiting from a central location within walking distance of the town centre and it's wide range of amenities and great transport links.



HOPKINSONS
ESTATE AGENTS

16 Princes Street, Harrogate, HG1 1NH
Telephone: 01423 501 201
info@hopkinsons.net

Description

The Property

With gas fired central heating and double glazed sash windows the living accommodation comprises; an external entrance porch leading into the spacious entrance hall with a beautifully tiled floor, an open plan bay fronted lounge with stripped original floorboards and a stunning feature fireplace adding to this characterful home. The lounge then opens into the spacious dining room. There is a modern fitted kitchen with granite worktops, range cooker, integrated dishwasher and space for an American fridge freezer, characterful Belfast sink and with the kitchen opening into a glass roof conservatory which could be used for a variety of uses and has a door leading out onto the flagged patio garden which offers a perfect barbecue and entertaining space.

At lower ground floor level there is a cellar which has plumbing for washing machine and space tumble dryer but also offers lots of useful storage space.

At first floor the landing leads through to the master bedroom with a feature fireplace and dressing area, second double bedroom and a stunning modern house bathroom with large two way walk-in shower, roll top bath, twin hand basins, w/c and a centrally heated towel rail. On the second floor there are two further double bedrooms, a fifth bedroom which is currently used as a study and a modern family bathroom with separate bath, w/c and hand basin.

Outside

Outside to the front of the property there is on street parking with residents permits available from the council along with visitor permits too. To the front of the property there is wrought iron gate railings enclosing the front garden which is flagged. To the rear is a fully enclosed south facing garden with a flagged patio which is low maintenance and creates a perfect area for entertaining and a pleasant seating area.

Surrounding Area

With a superb location with an easy reach of Harrogate's town centre and its wide range of a shops, restaurants, bars and also benefitting from superb transport links via bus to Leeds, Ripon and Knaresborough and via train Harrogate is on the York to Leeds line with easy links down to London King's Cross for commuters. There are also a range of coffee shops, convenience store, deli bar, sandwich shops around the corner on Westmoreland Street and within easy reach of the Stray for walks, with or without dogs.

