



Flat 3, 39 Dragon Avenue, Harrogate
£140,000 Guide Price



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WINNING AGENT**
#DARINGTOBEDIFFERENT



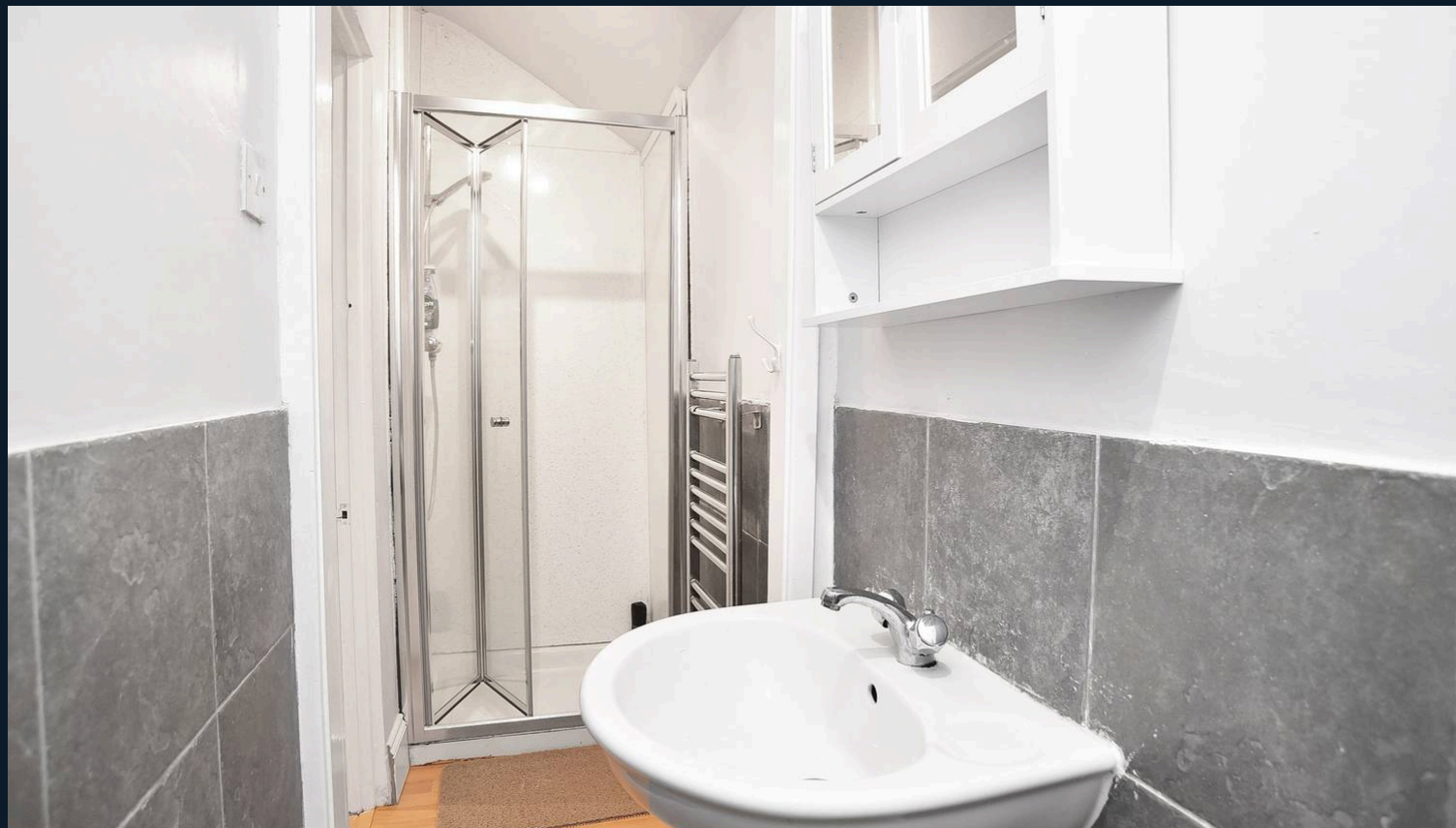
A well-presented two-bedroom second-floor apartment occupying a quiet position in the centre of Harrogate and benefiting from the rare advantage of off-road parking and basement storage. The property offers well proportioned accommodation and is ideally situated within a short walk of the town centre, railway station and excellent local amenities.

The accommodation includes a spacious sitting room, fitted kitchen, two bedrooms and a shower room, making it suitable for a range of purchasers.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C



SECOND FLOOR

The apartment provides light and practical accommodation throughout.

There is a good sized sitting room with electric fire, creating a comfortable reception space.

The kitchen is well equipped with a range of fitted units and includes a gas hob and integrated oven.

There is a double bedroom together with a second bedroom which could also be used as a home office.

A spacious landing provides additional versatility and could be used as a study area if required.

The accommodation is served by a shower room fitted with WC, washbasin and shower.

OUTSIDE

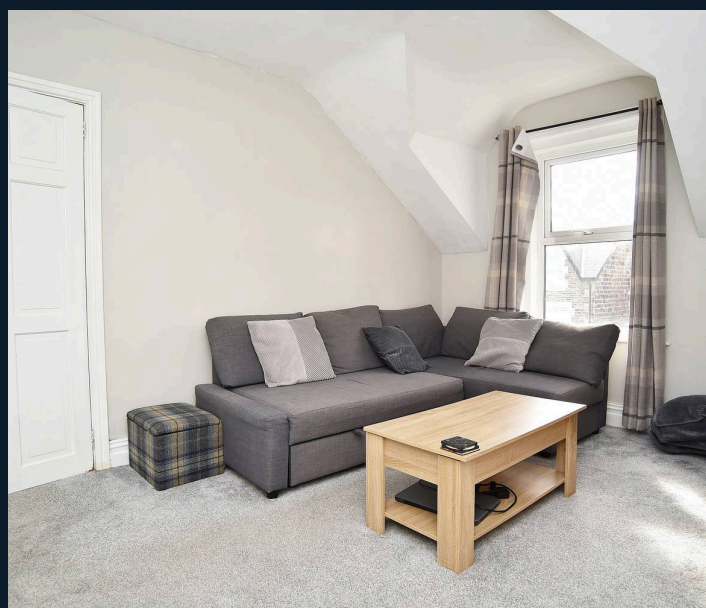
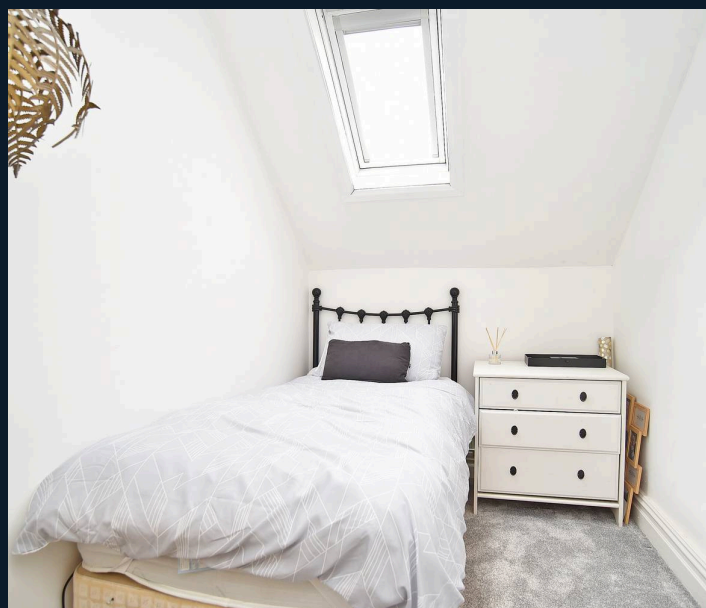
To the rear of the building there is an off-road parking space.

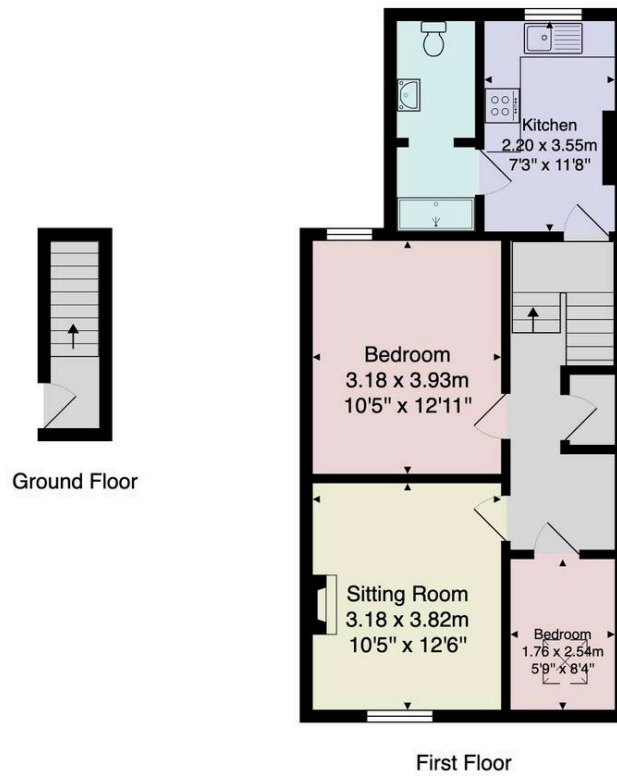
The property also benefits from useful basement storage.

AGENT'S NOTE

The property is long leasehold, with an original term of 999 years.

Running costs for the building are shared equally between the three apartments within the building.





Total Area: 56.6 m² ... 609 ft²

All measurements are approximate and for display purposes only.

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