



Dragon Parade, Harrogate, HG1 5BZ

- Central Harrogate location
- Potential for three bedrooms
- Flexible layout
- Close to transport links
- Suitable for investors
- Two-bedroom home
- Bright and spacious accommodation
- Walking distance to shops and cafés
- Ideal for first-time buyers
- No onward chain

Guide Price £170,000



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DESCRIPTION

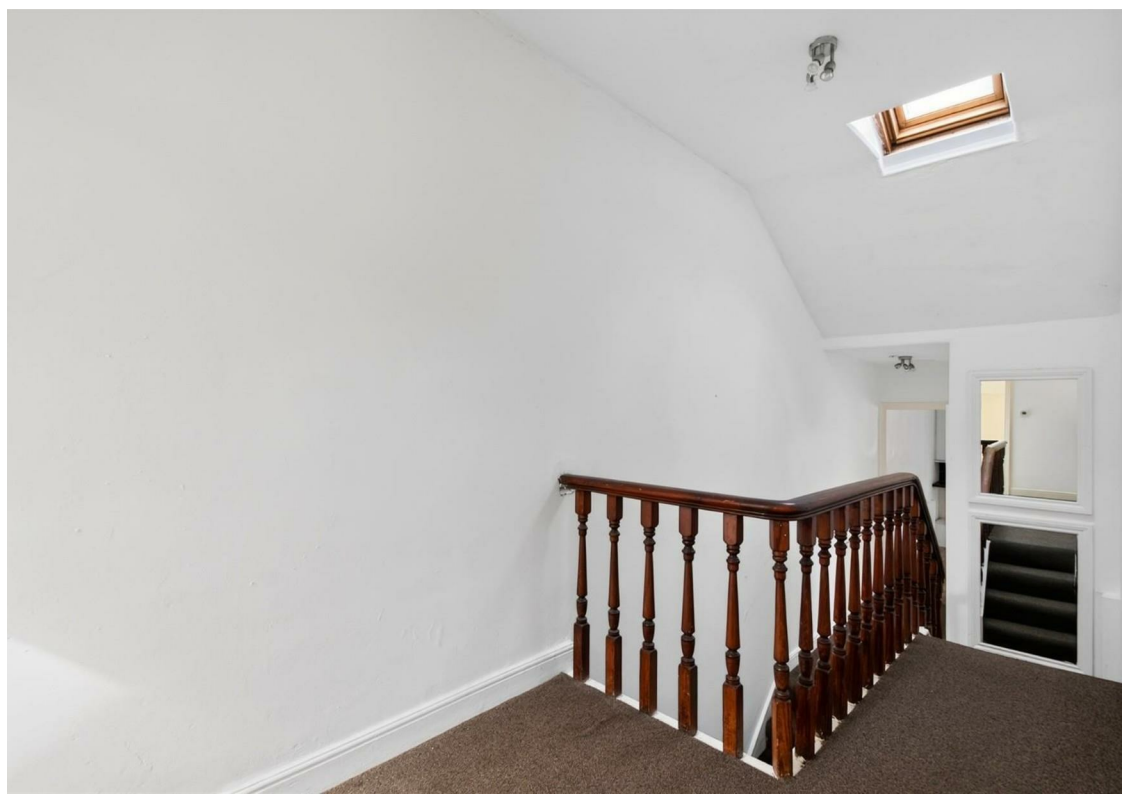
Situated on Dragon Parade in the centre of Harrogate, this well-proportioned two-bedroom apartment offers flexible accommodation in a convenient town centre location, within easy walking distance of a wide range of shops, cafés, restaurants, parks and excellent transport links.

Arranged over the upper floors, the property enjoys an abundance of natural light throughout, creating bright and comfortable living spaces. The current layout provides two bedrooms, with the potential to reconfigure the accommodation to create a third bedroom if required.

The property offers well-balanced accommodation that will appeal to a variety of purchasers, including first-time buyers, investors and those looking for a centrally located home with everything Harrogate has to offer close by.

Offered to the market with no onward chain, the property provides an excellent opportunity for those seeking a straightforward purchase in a highly convenient location.







Total floor area 67.8 sq.m. (729 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by propertybox.io



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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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.

