

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Dragon Avenue

Harrogate, HG1 5DS

Council Tax: A  
each flat

By Auction £296,000





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Harrogate, HG1 5DS

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### Entrance Hall

Access via wooden entrance door, stairs to first floor, door to:

### Lounge

15'10" x 23'0" (4.83 x 7.03)

Sash windows to front elevation, radiator, TV point, door to:

### Inner Hallway

Storage cupboard, doors to:

### Bedroom One

16'10" x 10'10" (5.14 x 3.32)

Sash window to rear elevation, radiator.

### Kitchen

10'9" x 5'11" (3.30 x 1.82)

Wall and base units with working surfaces over with inset stainless steel sink, electric cooker, washing machine, under counter fridge, wall mounted boiler, breakfast bar, sash window to rear elevation, wooden entrance door to rear garden.

### Shower Room

White suite comprising shower cubicle with electric shower and glazed unit. low level WC, pedestal wash hand basin, tiled walls.

### First floor Landing

Stairs to second floor, door to:

### Hallway

Sash window to side elevation, doors to:

### Kitchen / Living Room

27'4" x 9'7" (8.35 x 2.94)

Wall and base units with working surfaces over with inset stainless steel sink unit, washing machine, electric cooker, Sash window to front elevation, radiator, TV point.

### Bedroom Two

12'4" x 7'3" (3.78 x 2.22)

Sash window to front elevation, radiator.

### Bathroom

White suite comprising panel bath with electric shower over and glazed screen, low level WC, pedestal wash hand basin, part tiled walls, two sash windows to rear elevation.

### Second Floor Landing

Doors to:

### Lounge

12'11" x 10'7" (3.96 x 3.23)

UPVC double glazed window to front elevation, radiator, TV point.

### Kitchen

16'1" x 6'1" (4.92 x 1.87)

Wall and base units with working surfaces over with stainless steel sink unit. electric cooker, space for under counter fridge, radiator, sash window to front elevation.

### Bedroom Three

13'10" x 10'9" (4.22 x 3.30)

UPVC double glazed window to rear elevation, radiator.

### Dressing Area

Door to:

### Bathroom

10'11" x 9'10" (3.34 x 3.02)

White suite comprising panel bath with electric shower over and glazed screen, low level WC, pedestal wash hand basin, UPVC double glazed window to rear elevation.

### Basement Hall Way

Private entrance, door to storage cupboard, doors to:

### Kitchen / Lounge

16'6" x 10'7" (5.03 x 3.23)

UPVC double glazed window to rear elevation. Wall and base units with working surfaces over with inset sink unit, electric cooker, washing machine, space for under counter fridge, laminate flooring, TV point.

### Bedroom Four

15'8" x 5'8" (4.78 x 1.74)

Internal window.

### Shower Room

White suite comprising shower cubicle with electric shower and glazed unit, low level WC, pedestal wash hand basin, heated towel rail, UPVC double glazed window to rear elevation.

### EPC

Basement - E - <https://find-energy-certificate.service.gov.uk/energy-certificate/9348-6002-6274-6178-7990>

Flat 1 - C - <https://find-energy-certificate.service.gov.uk/energy-certificate/8341-6721-6440-2674-0926>

Flat 2 - D - <https://find-energy-certificate.service.gov.uk/energy-certificate/9088-4095-7274-3555-3924>

Flat 3 - E - <https://find-energy-certificate.service.gov.uk/energy-certificate/2328-2998-7242-6628-0964>

### Material Information

Tenure Type; Freehold

Council Tax: Each Flat is a band A

**\*FOUR ONE BEDROOM FLATS\* FOR SALE VIA TRADITIONAL AUCTION \* GUIDE PRICE £296,000 \* BIDDING CLOSES 13 MARCH AT 3PM \* FEES APPLY \* IDEAL INVESTMENT OPPORTUNITY WITH HIGH YIELDS\***

An opportunity to purchase a superb investment in the heart of Harrogate town centre. Converted into four flats over four floors, this Victorian terrace maintains its period features and with current rental income approximately £27,500 per annum, it offers a good investment yield.

Situated in a prime location, the property has excellent transport links being within walking distance to the train and bus station and local amenities very close by.

The property features a communal hallway providing access to flats one, two and three with the basement flat benefitting from a private entrance to the rear. A communal courtyard to the rear is also available for the tenants use. Each flat briefly comprises a separate bedroom, lounge, kitchen and bathroom. Three flats are powered by gas central heating, whilst the basement is supplied with electric heating. A centrally controlled fire alarm system is also in place. Parking is available on street with a permit and to the rear on a first come first served basis.

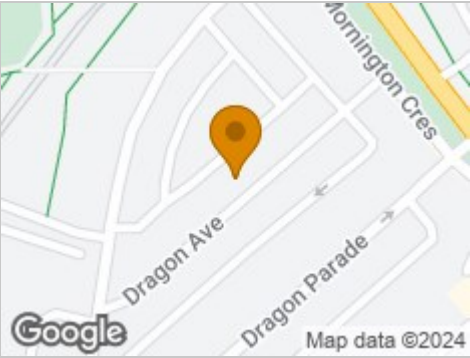
Please call Hunters Harrogate to arrange a viewing and for further details refer to our website at [Hunters.com/auctions](https://www.hunters.com/auctions).

- FOR SALE THROUGH TRADITIONAL AUCTION
  - Ideal investment opportunity
- Four one bedroom flats each council tax band 'A'
  - Short walk to Harrogate train and bus station
  - Call Hunters Harrogate to book a viewing
- Ideal town centre location
- Annual yield approximately £27,500
- Victorian terrace with characterful features
- View the auction pack on [hunters.com/auction](https://www.hunters.com/auction)
- Auction date to be confirmed





Road Map



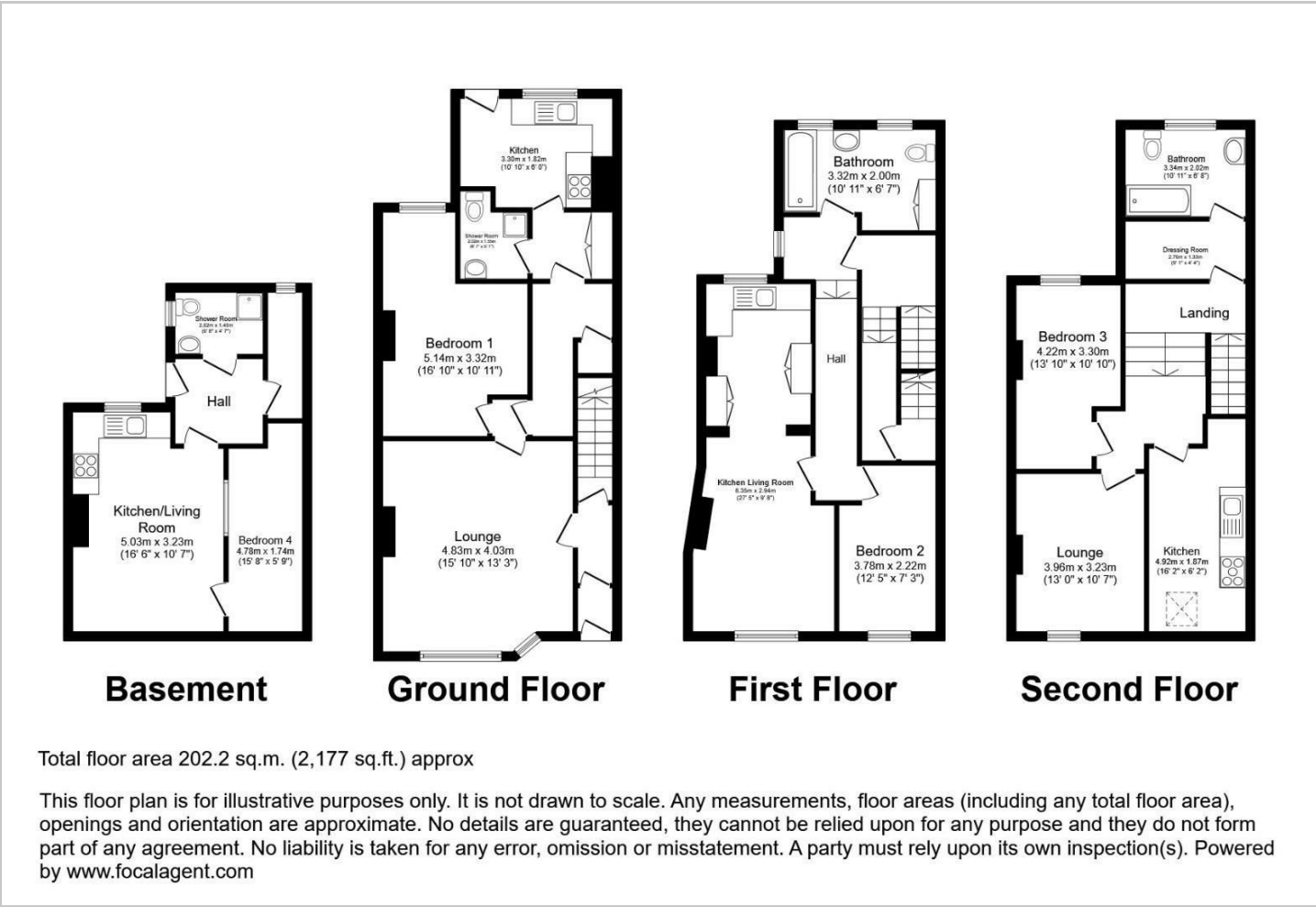
Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Hunters Harrogate Office on 01423 536222 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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.