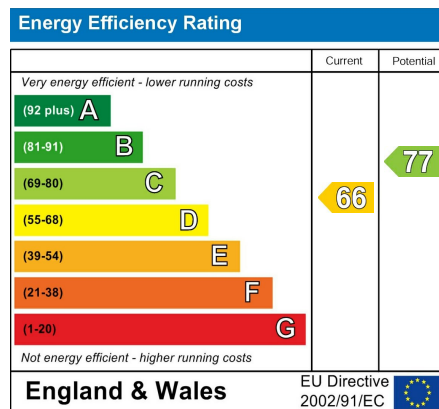


Floor Plan



Energy Performance Certificate



Directions

Proceed from The Empress roundabout and turn left into Dragon Road, right into Mornington Crescent and left into Dragon Avenue where the property is easily found on the right hand side marked by a Hopkinsons For Sale Board.

Council Tax Band Tenure Leasehold

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.



£220,000

Apt 1, 21 Dragon Avenue, Harrogate, HG1 5DS

2 Bedroom Apartment

A spacious two bedroomed duplex apartment occupying the ground and lower ground floor benefits from a superb central location with off street parking and within walking distance of Harrogate's town centre and it's wide range of amenities and transport links by bus and rail to Knaresborough, Leeds and York. NO ONWARD CHAIN.



HOPKINSONS
ESTATE AGENTS

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

Description

The living accommodation comprises; secure communal entrance, communal hallway leading to a private entrance door, private hallway leading into the open plan dining kitchen and then into the lounge with bay window facing out to the front of the property. Off the kitchen to the rear is an entrance hallway with a door leading out to the courtyard garden. Finally on ground floor level is the house bathroom with a modern white suite including a bath with shower over, hand basin and w/c and useful storage cupboard.

To the lower ground floor the hallway leads to the master bedroom with fitted wardrobes and an ensuite shower room with a walk in shower, w/c and hand basin. Second double bedroom again with fitted wardrobes and a separate entrance door which could be used as a studio/office if working from home.

Outside to the front of the property is a communal gravelled garden and also on street parking with residents permits available from the local council. To the rear is a courtyard garden which has been used for off street parking.

AGENTS NOTES: ALL SERVICES/APPLIANCES HAVE NOT AND WILL NOT BE TESTED.

