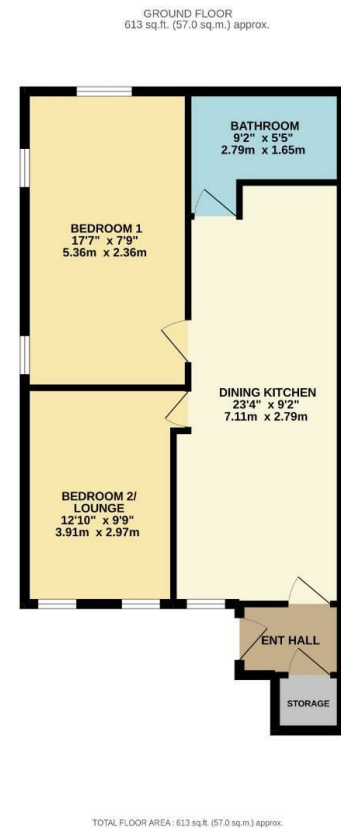


Floor Plan



Energy Performance Certificate

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 64 | 68 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

Directions

From the Odeon cinema continue along East Parade until the mini roundabout. At the mini round about continue straight ahead into Dragon Parade where the property is found on your right hand side, clearly marked by a Hopkinsons For Sale board.

Council Tax Band A 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.



Offers In The Region Of £185,000

Basement Flat 4 Dragon Parade, Harrogate, Yorkshire, HG1 5DA

2 Bedroom Apartment

A very well presented two bedroomed garden apartment offering spacious living accommodation which has been tastefully refurbished and benefitting from its own private garden and a superb central location within walking distance of Harrogate's town centre and transport links.



HOPKINSONS
ESTATE AGENTS

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

Description

With gas fired central heating and double glazing the living accommodation comprises; private entrance hall which is also a utility area, open plan living kitchen with dining area and also a clever use of space with a study area too. The kitchen includes single oven, electric hob, extractor, space for a freestanding fridge freezer, a good sized lounge which could also be used as a second bedroom and also has a door leading to the outside, spacious master bedroom, modern house bathroom which has recently been modernised with shower over the bath, w/c and hand basin.

Outside to the front of the property is an unallocated parking space which is used on a first come first served basis with the other four apartments in the block There are on street parking permits available from Harrogate Borough Council which allow for unrestricted parking. To the rear of the property is a private patio garden which offers a great entertaining and barbecue area.

AGENTS NOTE: No restrictions for rentals or Airbnb and 106 years left on the lease, service charge £360 paid every six months and £50 ground rent per annum.

