



VERITY
FREARSON

DRAGON HOUSE, 6 DRAGON PARADE, HARROGATE, HG1 5DA

£475,000

DRAGON HOUSE, 6 DRAGON PARADE,

Harrogate, HGI 5DA

A very spacious and well-presented period terraced property situated within close proximity of the town centre. This impressive property has been used by the current owners as a guesthouse, with guest accommodation as well as owner's accommodation, over four floors.

The accommodation provides up to nine bedrooms, together with a modern shower room, WC and four en-suite bathrooms. On the ground floor there is a lounge with bay window plus a dining room and modern kitchen, together with large utility room on the lower ground floor. To the outside is an attractive forecourt with seating area and storm porch and to the rear is an enclosed courtyard with store cupboard.

Dragon Parade is enviably situated close to the heart of the much sought-after spa town of Harrogate and is convenient for many local facilities afforded by the town centre, including shops, schools, bars, restaurants, sports and health facilities. It also lies within easy access to bus and railway stations and the A59 link road through to York, Skipton, Leeds, and the A1 (M) both north and south, making this an ideal base for travelling throughout the region.



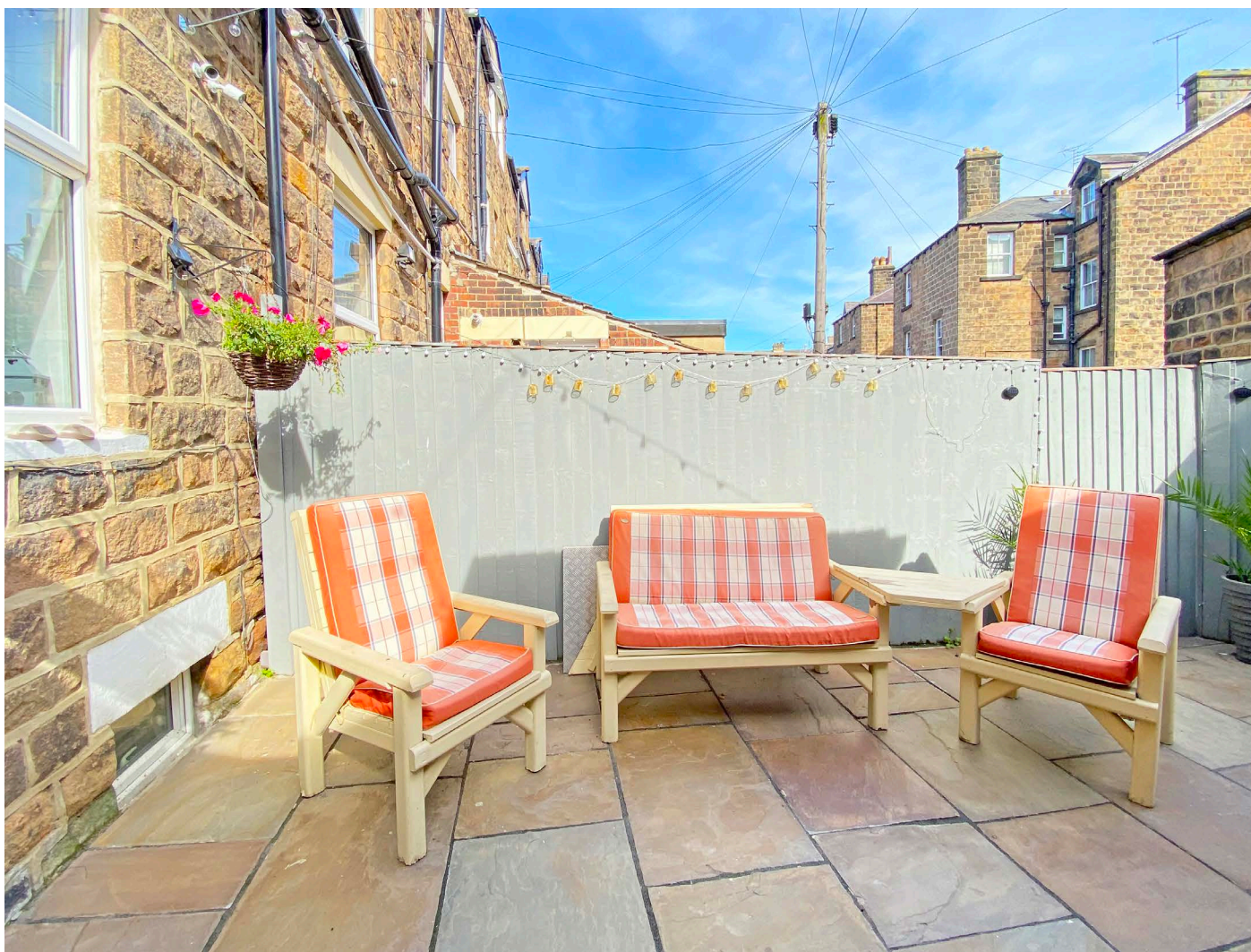
2 Reception Rooms · Kitchen · Storage Room

8 Bedrooms · 4 En-Suites · Shower Room · Separate WC

Courtyard Garden







ACCOMMODATION

GROUND FLOOR

LOUNGE

A large reception room with double-glazed bay window to front elevation, fireplace with electric fire, wood flooring, two double cupboards and ceiling coving.

RECEPTION ROOM / BEDROOM

A further reception room or double bedroom. Window to rear elevation and range of fitted wardrobes with mirrored doors.

DINING ROOM

With window to rear and fire place with log-effect electric fire. Opens to -

KITCHEN

With a modern fitted range of wall and base mounted units with working surfaces over with inset 1½-bowl sink unit with mixer tap, five-burner range oven, integrated dishwasher, extractor fan, tiled flooring, part-tiled walls, windows to side and door leading to rear courtyard.

LOWER GROUND FLOOR BEDROOM / SITTING ROOM

A bedroom or sitting room with window to rear elevation, inset ceiling spot lights

EN-SUITE BATHROOM

Modern white suite comprising panel bath with mixer tap and shower attachment, low-level WC, wall-mounted sink with cupboard under and vanity area, tiled walls, tiled floor, inset ceiling spotlights.

STORAGE ROOM

No windows. Large walk-in cupboard.

UTILITY ROOM

Plumbing and space for washing machine, base unit with working surface with inset 1½-bowl sink unit with mixer tap, window to rear elevation two storage cupboards, boiler.

FIRST FLOOR

BEDROOM

A double bedroom with windows to front. The fitted cupboards. Fitted units and sink. Currently used as a dining room.

BEDROOM

A double bedroom with window to rear and fitted wardrobes.

EN-SUITE SHOWER ROOM

Shower cubicle with shower over, low level WC, pedestal wash hand basin, tiled walls, vanity mirror with shaver point.

SHOWER ROOM

Modern suite comprising walk-in shower, low-level WC, pedestal washbasin,

WC

Low-level WC. tiled flooring.

BEDROOM

Basin and window to front.

SECOND FLOOR

LANDING

Loft access, skylight.

BEDROOM

A double bedroom with a window to front.

EN-SUITE SHOWER ROOM

With WC, basin and shower. Tiled walls.

BEDROOM

A double bedroom with window to rear.

EN-SUITE SHOWER ROOM

Modern suite with WC, basin and shower.

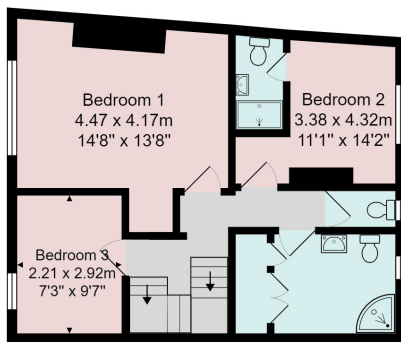
BEDROOM

Basin and window to rear.

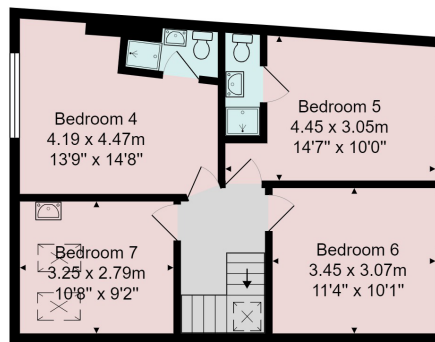
BEDROOM

With skylight windows.and basin.

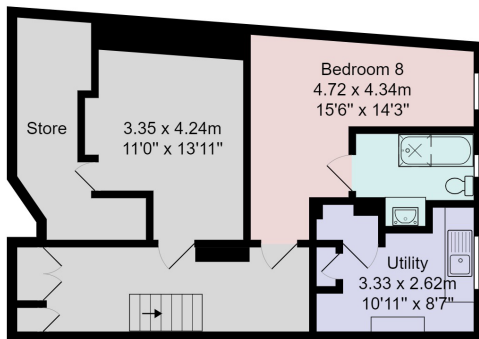
FLOOR PLAN



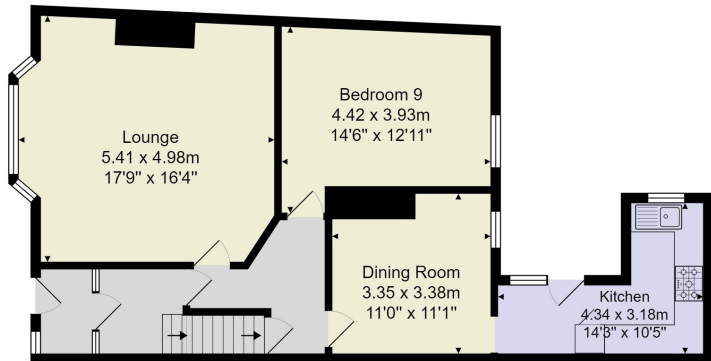
First Floor



Second Floor



Lower Ground Floor



Ground Floor

Total Area: 243.2 m² ... 2618 ft²

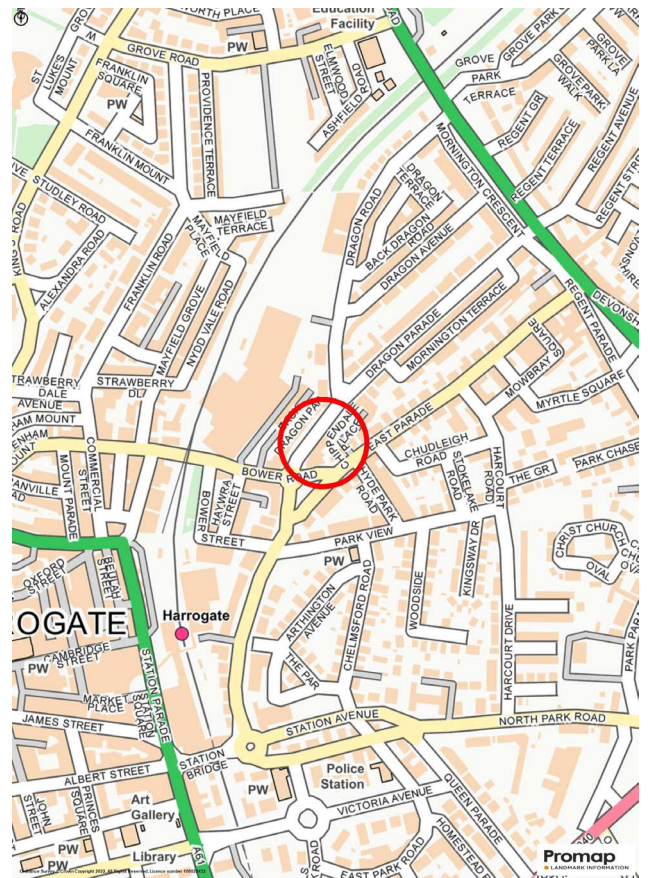
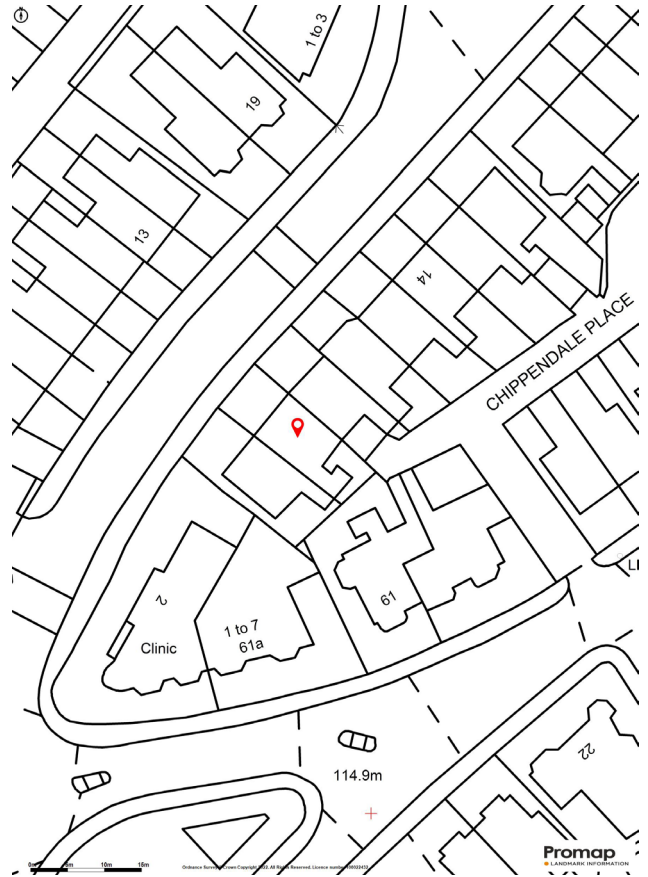
All measurements are approximate and for display purposes only.
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Outside

Paved courtyard garden to the front of the property with seating areas, gated access with hedged and walls to perimeters. To the rear is an enclosed attractive courtyard with storage cupboard, fencing to perimeters and gate leading to rear.

Services

All mains services connected.



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