



55 Dragon Avenue, Harrogate, North Yorkshire, HG1 5DS

£480,000

Guide Price

55 Dragon Avenue, Harrogate, North Yorkshire, HG1 5DS

A beautifully presented five-bedroom period town house offering generous and flexible accommodation over four floors, including a basement storage area and utility.

This super property offers very spacious accommodation, with five double bedrooms, stunning modern house bathroom, two reception rooms and kitchen. The property also has a large basement storage area and utility and has an attractive enclosed courtyard garden at the rear.

Dragon Avenue is a quiet residential street situated just a few minutes' walk from Harrogate town centre and its many amenities and is close to the famous Harrogate Stray.





GROUND FLOOR

ENTRANCE HALL

Central heating radiator, dado rail and ceiling cornice.

LOUNGE

Bay window to front with fitted shutters. Picture rail, ceiling cornice and ceiling rose. Marble fireplace with granite hearth and with living-flame gas fire. Central heating radiator.

DINING ROOM

Window to rear with fitted shutters, fireplace with stove-effect gas fire. Ceiling cornice, ceiling rose and central heating radiator.

KITCHEN

Window with fitted shutters and door to rear. Extensive range of good quality fittings comprising wall and base cupboards with granite work surfaces above having inset sink unit. Built-in gas hob with extractor hood above plus split-level oven and grill. Plumbing for dishwasher. American-style fridge/freezer. central heating radiator.



LOWER GROUND FLOOR

STORE ROOM / UTILITY ROOM

Plumbing for washing machine and gas-fired central heating boiler. Fitted shelving and window to rear.

FIRST FLOOR

BEDROOM 1

Three windows to front with fitted shutters and central heating radiator. Original feature iron fireplace and ceiling cornice.

BEDROOM 2

Window to rear with fitted shutters, central heating radiator.

BATHROOM

Two windows to rear with fitted shutters. Modern suite comprising large walk-in shower cubicle, designer washbasin set within a vanity unit, low-flush WC and free-standing bath. Travertine-tiled walls and tiling to floor with under-floor heating. Chrome heated towel rail and coved ceiling.



SEPARATE WC

Low-flush WC and washbasin. Window to side.

SECOND FLOOR

LANDING

Floor-to-ceiling bookcase.

BEDROOM 3

Two window to front with fitted shutters and central heating radiator. Fitted wardrobes.

BEDROOM 4

Window to rear with fitted shutters and central heating radiator. Fitted wardrobe.

BEDROOM 5

Window to rear with fitted shutters, central heating radiator and coved ceiling.



LOFT

Large storage cupboard.

OUTSIDE

Landscaped forecourt garden to front with raised flowerbeds. Private attractive stone-flagged courtyard garden to rear provides a delightful outdoor entertaining space. Built-in storage space and outside tap.

Council Tax: D



Total Area: 173.8 m² ... 1870 ft²
 All measurements are approximate and for display purposes only.
 No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
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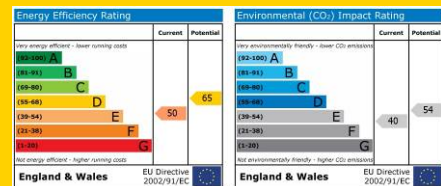
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