

VERITY  
FREARSON

THE HARROGATE ESTATE AGENT

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Flat 1, 7 Dragon Road, Harrogate, North Yorkshire, HG1 5DB

£190,000

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

THE HOME OF PROPERTY  
• SINCE •  
**1921**



## Flat 1, 7 Dragon Road, Harrogate, North Yorkshire, HG1 5DB

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A beautifully presented and newly refurbished one-bedroom ground-floor apartment situated in the heart of Harrogate town centre.

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This impressive apartment has been updated and modernised to a very high standard by the current owner. The spacious accommodation comprises a large reception room, together with a stylish fitted kitchen, large double bedroom and modern bathroom. The property has the advantage of two entrances, one via the communal hallway at the front of the property and another private entrance to the rear.

The property is located in the heart of Harrogate town centre within a few moments' walk of the railway station and the many varied amenities within the town. Offered for sale with no onward chain.





## GROUND FLOOR

### SITTING ROOM

A spacious reception room with windows to front and fitted cabinets.

### DINING KITCHEN

With dining area and a modern fitted kitchen with a range of stylish wall and base units with electric hob, integrated oven, dishwasher, washing machine, and fridge / freezer.

### BEDROOM

A good-sized double bedroom.

### SHOWER ROOM

A modern white suite comprising WC, washbasin set within a vanity unit and walk-in shower. Tiled walls and floor. Heated towel rail.



### AGENT'S NOTE

The property is long leasehold, having an original term of 999 years.

There is no service charge payment, costs are paid as and when and are split four ways between four flats within the building. Buildings insurance is approximately £160 per annum.

There is an underfloor heating system from the boiler with a thermostat and separate zone in each room. The flat is well insulated which makes it very economical.

It's the only flat on the street with original wooden sash windows, tiles were specially imported from Italy.

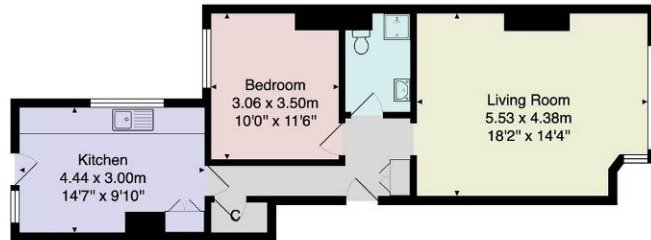


**Tenure** - Leasehold

**Council Tax Band** - A







Total Area: 59.9 m<sup>2</sup> ... 645 ft<sup>2</sup>

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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## Verity Frearson

26 Albert Street, Harrogate,  
 North Yorkshire, HG1 1JT

For all enquiries contact us on:

01423 562531

sales@verityfrearson.co.uk

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92+)                                       | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D | 66                      | 78        |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |
| WWW.EPC4U.COM                               |   |                         |           |