



109a Dragon Road, Harrogate, North Yorkshire, HG1 5DB

**£165,000**

Offers Over

## 109a Dragon Road, Harrogate, North Yorkshire, HG1 5DB

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A very well-presented one-bedroom first-floor apartment with parking and communal gardens, situated in a very convenient location close to a number of local shops and amenities and just a short distance from Harrogate town centre.

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This superbly refurbished property has the benefit of attractive communal gardens as well as uPVC double glazing, gas central heating and downlights throughout with dimmer switches.





## FIRST FLOOR

### ENTRANCE

Solid oak flooring.

### KITCHEN

With a range of modern base and wall units, worktop and inset stainless steel sink and drainer, induction hob and electric oven, extractor fan, integrated appliances including fridge / freezer, dishwasher, washing machine and window to front. Tall column central heating radiator. Luxury wood-grained grey flooring.

### LIVING ROOM

Spacious living room with window to front overlooking attractive communal gardens.

### BEDROOM

A large double bedroom with horizontal column central heating radiator and window to rear.

### SMALL OFFICE AREA

Fitted office desk area with power and storage. Solid oak flooring.

### BATHROOM

Modern wall-hung WC and vanity washbasin unit with fitted mirror and mood lighting above. Full width glass sliding shower area with overhead soaker and hand hose. Tiled walls and floor with tall central heating towel rail.

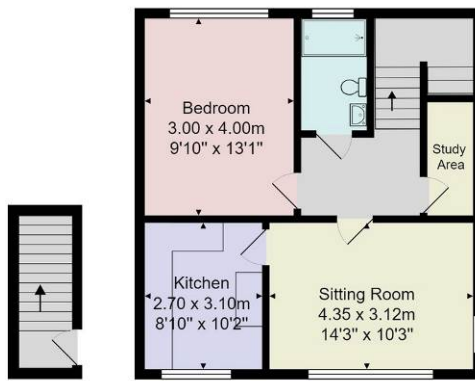
### OUTSIDE

The property stands within attractive communal gardens with the benefit of residents' parking area.

**Tenure** - Leasehold

**Council Tax Band** - A





Ground Floor

First Floor

Total Area: 52.5 m<sup>2</sup> ... 565 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

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Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small> (92+) <b>A</b>			
<small>Good energy efficiency - lower running costs</small> (81-91) <b>B</b>			
<small>Decent energy efficiency - lower running costs</small> (69-80) <b>C</b>			
<small>Some energy efficiency - higher running costs</small> (55-68) <b>D</b>			
<small>Low energy efficiency - higher running costs</small> (39-54) <b>E</b>			
<small>Very low energy efficiency - higher running costs</small> (21-38) <b>F</b>			
<small>Low energy efficiency - higher running costs</small> (1-20) <b>G</b>			
		72	76
<small>Full energy efficiency - higher running costs</small> <b>England &amp; Wales</b>		<small>EU Directive 2002/91/EC</small> 	
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