



101a Dragon Road, Harrogate, North Yorkshire, HG1 5DB

£130,000

Guide Price



## 101a Dragon Road, Harrogate, North Yorkshire, HG1 5DB

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A beautifully presented one-bedroom first-floor apartment with the benefit of a private entrance, parking area and use of the communal gardens, situated in a very convenient location close to a number of shops and just a short distance from Harrogate town centre.

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The spacious apartment is appointed to a very high standard with modern fittings and combi boiler. There is a spacious sitting room, together with a modern kitchen which both enjoy a south-facing aspect. There is a large double bedroom with fitted wardrobes and a modern bathroom. The apartment also has excellent storage space with a large walk in storeroom off the landing. The property stands within communal grounds and gardens which are for the use of all residents and there is also a residents' parking area to the rear.

The property is situated in this most convenient location being just a few minutes' walk from the heart of Harrogate town centre and its many amenities, including the railway and bus stations. Offered for sale with no onward chain.





## **GROUND FLOOR**

### **PRIVATE HALLWAY**

Accessed via its own private entrance door and having a radiator, switch back staircase leading to the first floor with uPVC double glazed window on the half landing.

## **FIRST FLOOR**

### **HALLWAY**

Having two storage cupboards, door to lounge, bedroom and bathroom.

### **LOUNGE**

Having uPVC double glazed window to the front and side, dimmer lighting throughout the flat, TV aerial, FM/radio DAB radio point telephone, point BT/Virgin door leading to dining kitchen.

### **KITCHEN**

With a range of modern wall and base units, worktops and breakfast bar. Gas hob with extractor hood above and integrated oven below. Space and plumbing for washing machine and fridge / freezer. Window to front.

### **BEDROOM**

With uPVC double glazed window to the rear, radiator, built in wardrobe, telephone point TV aerial.

### **BATHROOM**

A modern white suite with WC, basin set within a vanity unit and bath with shower above. window to rear and heated towel rail.

### **OUTSIDE**

The property stands within attractive communal grounds and gardens, which are for the benefit of all residents. There is a parking area for the use of all residents.

### **AGENT'S NOTE**

The property has the benefit of installed Virgin Media.

Lease length: 125 years

Lease commencement date: 21st February 1994

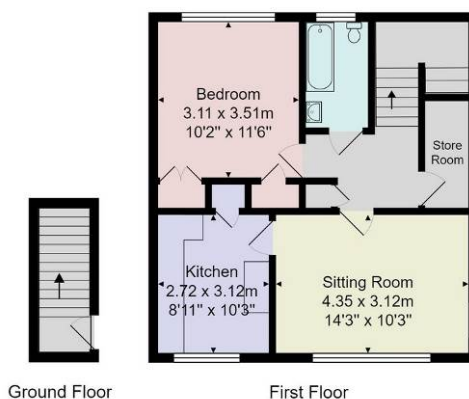
Service Charge: £262.36pa

Ground Rent: £10pa

**Tenure** - Leasehold

**Council Tax Band** - A





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

All measurements are approximate and for display purposes only.

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