



DRAGON PARADE, HARROGATE HG1

GUIDE PRICE £750,000



A truly stunning family home in the heart of Harrogate.

Dragon Parade is an impressive Victorian family home boasting an abundance of charm and character throughout, with high ceilings and original features, whilst being perfectly placed in the heart of Harrogate town centre.

Having been the subject of a renovation, the property offers bright and versatile accommodation over three floors with stylish interior décor and high quality, contemporary fixtures and fittings throughout, along with beautifully proportioned rooms, a private landscaped front and rear garden and garage.

Withing walking distance of the Stray, train station and town centre as well as a wide range of shops, bars/ restaurants, outstanding primary and secondary schools and excellent road and rail links.



Tenure
Freehold

Local Authority
Harrogate

Council Tax Band
Band E

EPC Rating
D





Property Description

In brief the property comprises, entrance vestibule with a stain glass door through to a welcoming hallway with tiled flooring.

To the right of the hallway is the living room with feature fire surround, working gas fire and large bay window – this beautiful space flows through crittal doors into a large L shaped open plan modern dining kitchen with sleek stylish units, intergrated appliances, contrast breakfast bar with seating and plenty of room for a large dining table. A further set of crittal french doors open into the west facing garden - together with the sitting room this space creates a wonderful entertaining area for friends and family to enjoy.

Completing the downstairs layout is a seperate utility room, excellent boot room with plenty of storage and W/C.

To the first floor are two double bedrooms, serviced by the house wet room and separate toilet.

To the second floor are a further three double bedrooms, one benefiting from built in wardrobes and a generous and stylish family bathroom.

Outside and to the rear is a west facing private landscaped garden, cleverly seperated into different zones, perfectly placed patio seating areas and pergola, offering a high degree of privacy – this is a great space to entertain and enjoy the sun with friends and family.

The house also offers plenty of storage with under stair store, garage, shed and outside storeroom, alongside some space in the loft.

This home is perfect for those looking for a family home whilst enjoying a café culture lifestyle just moments away.





Location

Dragon Parade is situated in a prime location in Harrogate, it is within walking distance of the Stray and the town centre; a beautiful Spa town which has been crowned the happiest place to live in England on several occasions; with its healing mineral waters, excellent shopping facilities, excellent private and state schools, beautiful parks and the famous Bettys Cafe Tea Room. The property benefits from easy access to the business centres of Leeds, Bradford and York. The railway station connects with mainline stations in Leeds and York and provides frequent services to London Kings Cross and Edinburgh. The A1(M) is 8 miles away and Leeds Bradford Airport is 13 miles.

Agent's Notes

Tenure: Freehold

Services: All mains services are connected to the property

Viewings: Strictly through NORTH Residential Harrogate.



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Approximate Area = 2341 sq ft / 217.4 sq m

Garage = 214 sq ft / 19.8 sq m

Outbuilding = 75 sq ft / 6.9 sq m

Total = 2630 sq ft / 244.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © nichecom 2024. Produced for North Residential. REF: 1190303

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated September 2022. Photographs and videos dated September 2022.

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