

VERITY
FREARSON

THE HARROGATE ESTATE AGENT

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28 Dragon Avenue, Harrogate, North Yorkshire, HG1 5DT

£425,000

Offers Over

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

THE HOME OF PROPERTY
• SINCE •
1921

28 Dragon Avenue, Harrogate, North Yorkshire, HG1 5DT

A fabulous four-bedroom mid terraced property perfectly positioned near the centre of Harrogate, within striking distance of excellent local amenities, primary and secondary schools, restaurants / bars and fantastic transport links both by rail and road.

The property offers a fantastic lifestyle for a variety of buyers and those looking for a café-culture lifestyle.

The property is situated in a prime location in Harrogate. It is within walking distance of the Stray and the town centre of Harrogate, 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 centre and varied eateries, recognised private and state schools, beautiful parks, a theatre and conference centre and of course the famous Bettys 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 King's Cross and Edinburgh. The A1(M) is eight miles away, and Leeds Bradford Airport is 13 miles.





ACCOMMODATION

Having undergone a full programme of renovations and boasting an abundance of original charm and character throughout, the property in brief comprises, entrance hall, large sitting room with bay window flowing into the open plan dining kitchen, with newly fitted Shaker-style kitchen, integrated appliances and island unit. Off the kitchen is a separate utility, ground-floor WC and access to the rear courtyard.

To the first floor there are two double bedrooms and a newly fitted modern house bathroom, whilst to the second floor there are two further double bedrooms and a walk-in storeroom.



OUTSIDE

To the front of the property is a neat resin patio area, whilst to the rear of the property is a , generous courtyard, a perfect space to enjoy the sun with friends and family.

Tenure - Freehold

Council Tax Band - D





Total Area: 140.7 m² ... 1514 ft²
 All measurements are approximate and for display purposes only

Verity Frearson

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 North Yorkshire, HG1 1JT

For all enquiries contact us on:

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc-uk.com			