



VERITY
FREARSON

77 DRAGON PARADE, HARROGATE, HG1 5DG

£595,000

77 DRAGON PARADE,

Harrogate, HGI 5DG

A beautifully presented four-bedroom end-of-terrace town house with good-sized garden, situated in this convenient town-centre location.

This impressive family property provides particularly generous and stylish accommodation over three floors including two large reception rooms, a stunning modern dining kitchen with sliding glazed doors leading to the garden and downstairs WC. On the upper floors there are four double bedrooms, together with a family bathroom and additional WC. A particular feature of the property is the good-sized garden to the rear, with planted borders and paved sitting area.

Dragon Parade is an attractive tree-lined avenue in a convenient location, just a few minutes' walk from all of the town centre's amenities and close to popular local schools.



Sitting Room / Dining Room · Living Kitchen · Cloakroom

4 Bedrooms · Bathroom · Separate WC

Good-Sized Lawned Garden







ACCOMMODATION

GROUND FLOOR **ENTRANCE HALL**

CLOAKROOM

With WC and washbasin.

SITTING ROOM / DINING ROOM

A large open-plan living space with sitting and dining areas, bay window to front with fitted shutters, attractive fireplace with living-flame gas fire and patio doors leading to the garden.

DINING KITCHEN

A stunning open-plan kitchen and dining area with glazed sliding doors leading to the garden. The kitchen comprises a range of stylish fitted units with quartz worktop, island and breakfast bar. Range cooker, integrated dishwasher and space and plumbing for washing machine and tumble dryer.

FIRST FLOOR

BEDROOM 1

A large master bedroom with window front with fitted shutters and an extensive range of fitted wardrobes and storage.

BEDROOM 2

Further double bedroom with window to rear.

BEDROOM 3

A further double bedroom with window to rear and fitted shutters.

BATHROOM

White suite comprising low-flush WC, washbasin, corner bath and shower. Window to side.

SEPARATE WC

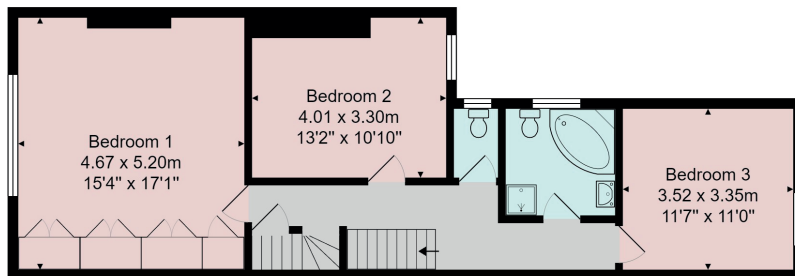
With low-flush WC, window to side.

SECOND FLOOR

BEDROOM 4

A further double bedroom with window to front and ornamental fireplace.

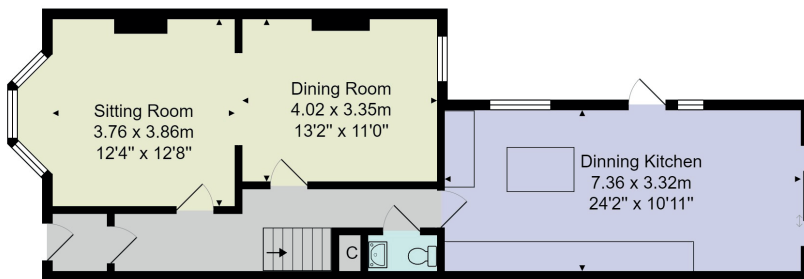
FLOOR PLAN



First Floor



Second Floor



Ground Floor

Total Area: 156.9 m² ... 1689 ft²

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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Outside

To the rear of the property is a good-sized lawned garden with paved sitting areas and planted borders.

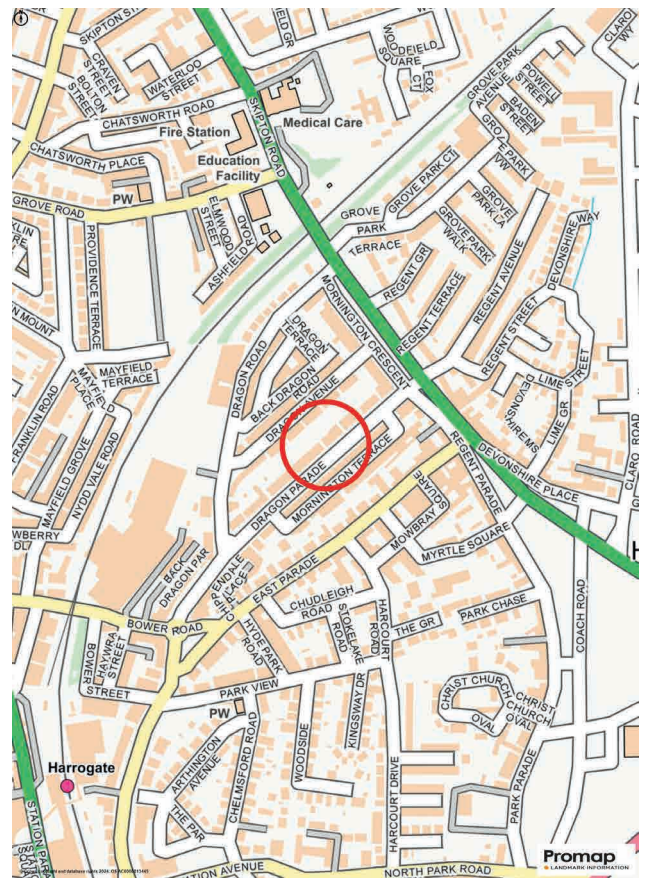
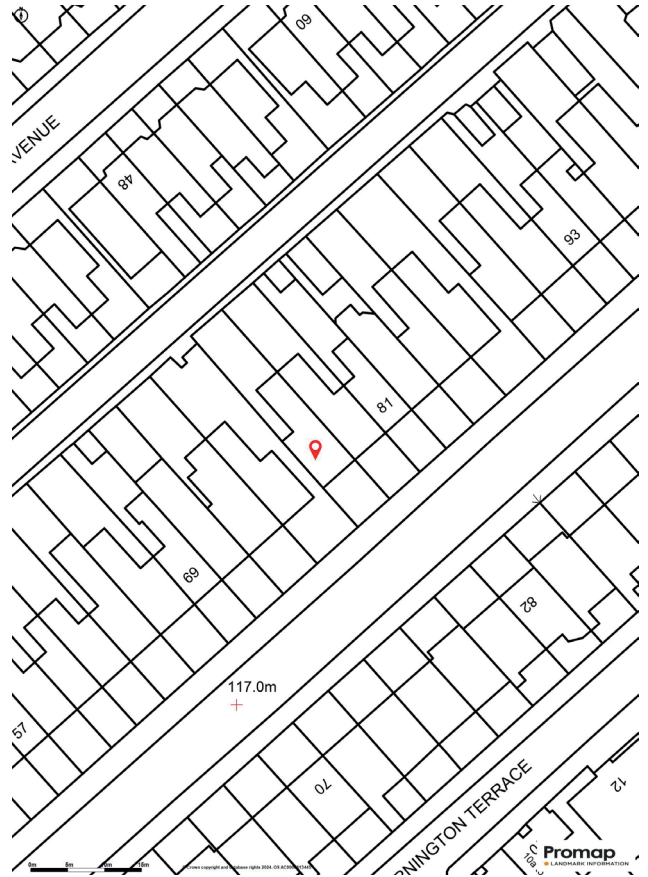
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs.			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(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			

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