



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

**£470,000**

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A spacious and well-presented four-bedroom townhouse providing characterful accommodation with attractive courtyard garden and situated in a convenient town-centre location.

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This super property has the benefit of a new roof and comprises generous accommodation over three levels. On the ground floor there is a large sitting room, dining room and a stylish kitchen. Over the top two floors there are four double bedrooms and two modern bathrooms.

This attractive property is situated in the heart of Harrogate and is within a few minutes' walk of the town centre's amenities including the railway station.





## **GROUND FLOOR**

### **ENTRANCE HALL**

### **SITTING ROOM**

A spacious reception room with a window to front. Attractive feature fireplace with open fire. Fitted shelving and cabinets.

### **DINING ROOM**

A further reception room with feature fireplace. Under-stairs cupboard.

### **KITCHEN**

With a range of stylish fitted units with oak worktops. Space for a range cooker, space for concealed washing machine and dishwasher.



## **FIRST FLOOR**

### **BEDROOM 1**

A large double bedroom with feature fireplace and bay window.

### **BEDROOM 2**

A further double bedroom.

### **BATHROOM**

A white suite comprising WC, washbasin, bath and shower. Fitted cupboard. Heated towel rail. Tiled walls and floor.



## **SECOND FLOOR**

### **BEDROOM 3**

A double bedroom.

### **BEDROOM 4**

A further double bedroom.

### **SHOWER ROOM**

A white suite comprising WC, washbasin and shower. Heated towel rail.

### **OUTSIDE**

There is an attractive rear courtyard garden, providing a paved outdoor sitting and entertaining space, enjoying a south-facing aspect.



### **AGENT'S NOTE**

The property has the benefit of a new roof. The property also has new double-glazed sash windows on the front elevation of the property.

**Tenure** - Freehold

**Council Tax Band** - D



Total Area: 148.4 m<sup>2</sup> ... 1597 ft<sup>2</sup>

All measurements are approximate and for display purposes only.  
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