



105 Dragon Parade, Harrogate

£535,000 Freehold

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A spacious and well presented four bedroom middle of terraced stone fronted townhouse with good sized garden, situated on this attractive tree lined avenue, in this fashionable position within a few minutes walk of Harrogate town centre, associated amenities and railway station. This excellent property provides well appointed accommodation comprising two reception rooms and a well equipped kitchen, four double bedrooms and modern bathroom. There is also a useful study area on the second floor. A particular feature of the property is the good sized garden situated at the rear of the property. Offered for sale with no chain, an early internal viewing is essential to appreciate the overall size and calibre of this superb family home.

OUTSIDE

There is a paved forecourt garden to front. To the rear of the property there is a good sized and attractive lawned garden with sitting areas. Parking area for one car.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D



GROUND FLOOR

SITTING ROOM A spacious reception room with attractive fireplace and bay window.

KITCHEN With a range of fitted units with oak worktops. Range cooker, integrated fridge / freezer, washing machine and dishwasher and tumble dryer. Fitted cupboard.

DINING ROOM A further reception room with oak flooring and glazed doors leading to the garden.

FIRST FLOOR

BEDROOM 1 An impressive double bedroom with bay window.

BEDROOM 2 A double bedroom with attractive ornamental fireplace.

BATHROOM A modern white suite with WC, basin, free-standing bath and separate shower. Tiled walls and floor and heated towel rail.

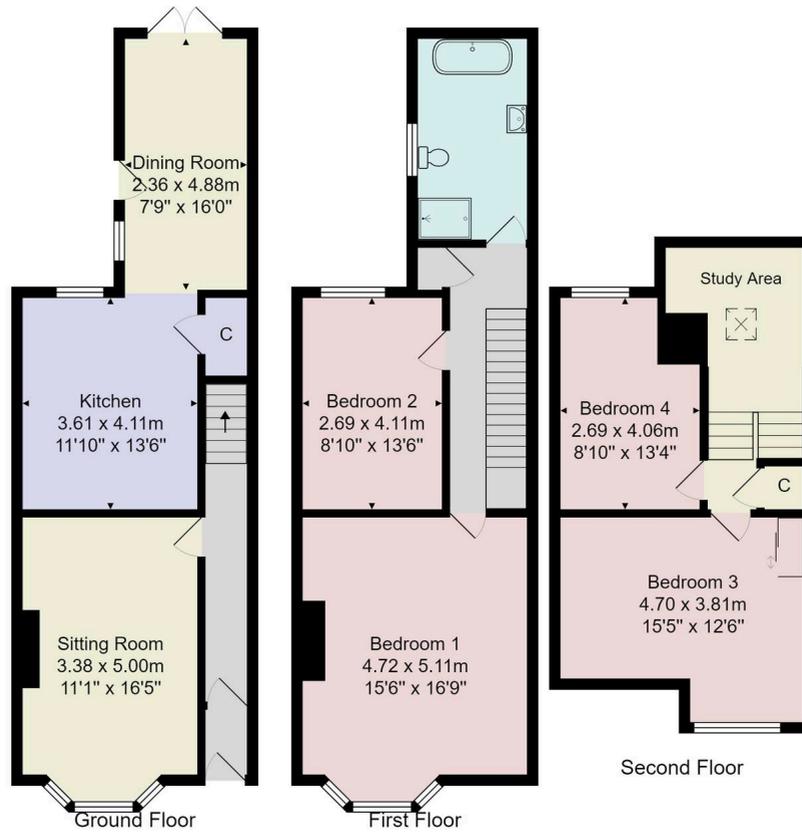
SECOND FLOOR LANDING

Providing a useful study area with skylight windows and fitted cupboard.

BEDROOM 3 A large double bedroom with fitted wardrobes and ornamental fireplace.

BEDROOM 4 A further double bedroom with ornamental fireplace.





Total Area: 143.9 m² ... 1549 ft²

All measurements are approximate and for display purposes only.

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