



 FSS

70 Dragon Parade, Harrogate, HG1 5DQ



70 Dragon Parade,
Harrogate
£525,000



A beautifully appointed Victorian townhouse, conveniently situated on an attractive tree lined avenue with excellent local amenities and within comfortable walking distance of the town centre.

- uPVC Sash windows
- Deep Moulded cornicing
 - Panelled doors
- New Victorian style radiators
 - Original fireplaces
 - "Chef" style kitchen
- Two en-suite bedrooms





A well proportioned period townhouse which retains original features, including deep moulded cornicing, fireplaces, skirting boards and panelled internal doors. These original features have been cleverly combined with stylish modern contemporary additions such as the professional "chef's" kitchen with stainless steel units and the replacement bathrooms.

The property has been sympathetically modernised with quality sliding sash replacement uPVC sealed unit triple glazing and gas fired central heating with new Victorian style radiators throughout in a pressurised system, which maintains a constant pressure for both bathrooms and the shower room. The other areas attended to include re-roofing, re-wiring, and tanking of the lower ground floor to provide additional living space.



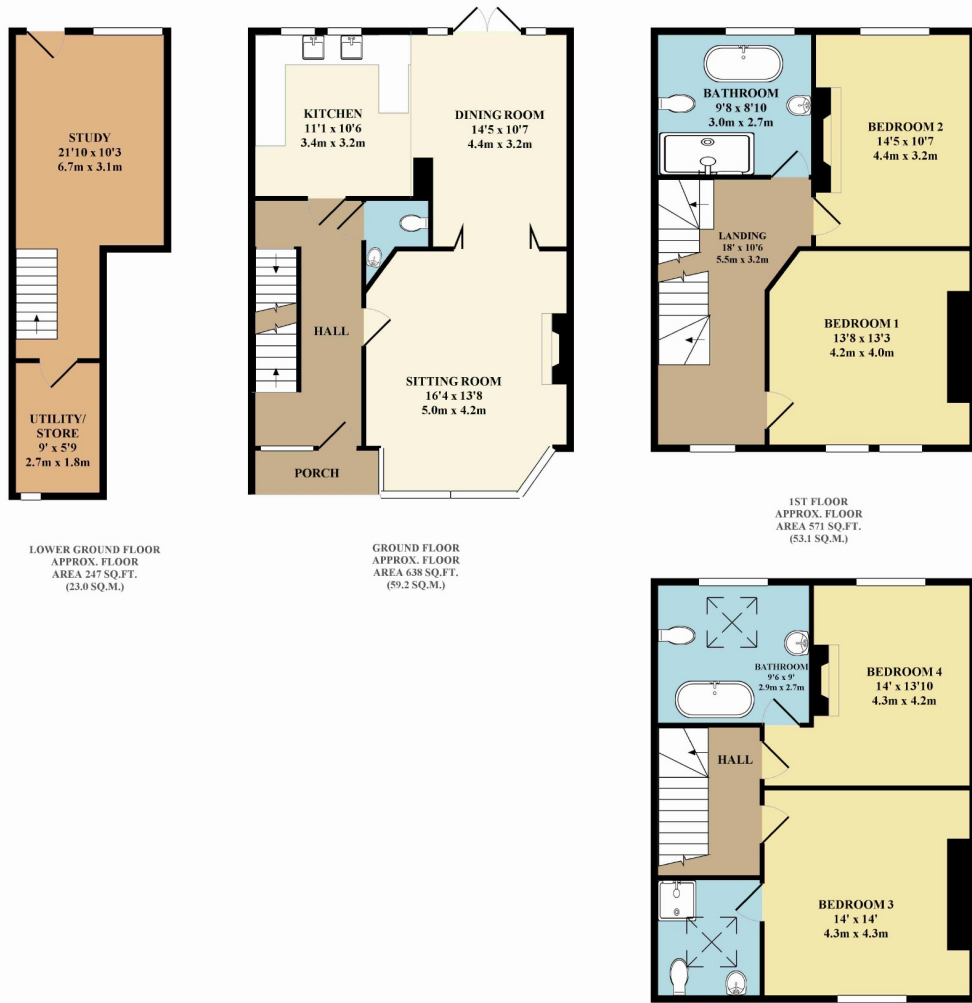
The accommodation is arranged over four floors and briefly comprises, hall with cloakroom/wc, sitting room with bay window, original fireplace and double doors linking to the open plan dining room and kitchen. The dining area has double doors which link to the paved rear courtyard, which is perfect for Al fresco dining. With a little alteration the rear courtyard could provide parking, but does already provide a separate wide staircase and access to the lower ground floor study and utility, making it ideal for those wanting to work from home. There is also an internal staircase leading from the hall to this area. Arranged over the first and second floors are two suites with double bedrooms and en-suite facilities, two further double bedrooms and the house bathroom. The front garden is enclosed by railings with a range of flowering shrubs and bushes.

Dragon Parade is a wide tree lined avenue situated within comfortable walking distance of the town centre. An excellent range of amenities which include the Asda supermarket are within a moments walk, and due to the property's position the area is ideal for the commuter as easy access can be gained onto a good road and rail network leading to the larger cities within the area.









TOTAL APPROX. FLOOR AREA 2027 SQ.FT. (188.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Tenure

Freehold

Council Tax

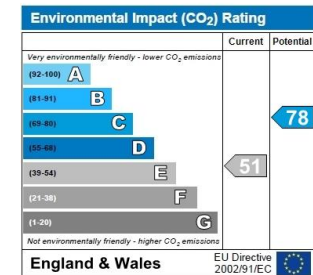
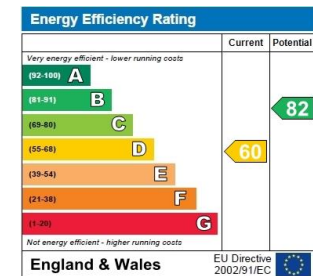
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Services

All mains services are connected to the property.

Directions

From Station Parade bear left over Station Bridge to the round-a-bout facing the Odeon cinema. Turn left and proceed to the bottom of East Parade, go straight across the roundabout onto Dragon Parade. Follow this up where the property will be found on the right hand side.



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