



Flat 2, 15 Dragon Parade, Harrogate, North Yorkshire, HG1 5BZ

£149,950

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A good-sized first-floor two-bedroomed apartment situated in a convenient location just a few minutes' walk from Harrogate railway station and all of the town's amenities. The well-presented accommodation features a large modern breakfast kitchen and two bedrooms and has the benefit of uPVC double glazing and gas central heating.

GROUND FLOOR

Front door with telephone entry system leads to –

COMMUNAL HALLWAY

With stairs leading to the upper floors.

FIRST FLOOR

Private entrance door leads to Flat 2.

BREAKFAST KITCHEN

A large kitchen with a range of modern wall and base units, breakfast bar and work surfaces having insert 1½-bowl stainless-steel sink and drainer. Gas hob and electric double oven. Integrated dishwasher and plumbing for washing machine. Integrated fridge and freezer. Window to side. Door leads to the rear fire escape. Central heating radiator and new boiler.

LIVING ROOM

A good-sized room with bay window to front. Two central heating radiators. Fireplace with tiled surround and stone hearth.

BEDROOM 1

A double room with window to rear. Central heating radiator.

BEDROOM 2

A further bedroom with window to front. Central heating radiator.

BATHROOM

Window to side. Tiled floor and walls. Low-flush WC, pedestal washbasin and bath with shower unit over. Central heating radiator. Spotlighting to ceiling.

TENURE

Understood to be Long Leasehold. The details of the Lease will need to be checked by the purchaser's solicitor.

Council Tax Band – B



Approx Gross Floor Area = 656.8 Sq. Feet
= 61 Sq. Metres

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