



70 Dragon Parade, Harrogate, HG1 5DQ

£635,000



Description

A superbly appointed, traditional Victorian townhouse which offers light and airy, spacious accommodation, cleverly combining period features with open plan modern day living.

This delightful family home offers incredibly spacious accommodation arranged over four floors. The property has been completely renovated having been recently re-roofed, re-wired and re-plumbed with a pressurised gas fired central heating system with Victorian style radiators providing constant pressure to the three bathrooms.

The immaculately appointed accommodation briefly comprises of reception hall linking to the impressive sitting room with bay window and plantation style shutters. Double doors open to the dining room which leads to the quality bespoke kitchen with painted units, Corian worksurfaces and a large central island. A useful adaptation is the cloakroom/WC situated off the hall. On the lower ground floor, which can be accessed from the hall and also the rear courtyard is an additional reception room, ideal as play room or work from home space and a utility room.

On the first floor is a large, light open plan landing, giving access to two double bedrooms and the most spacious and stylish house shower room. An easy rise staircase gives access to the second floor, with two further double bedrooms both having en-suite facilities.





The gardens have been designed for ease of maintenance, with hard landscaped areas to both the front and rear, the front being gravelled the rear Indian stone paved with a raised planter.

Dragon Parade is an attractive tree lined avenue, conveniently placed within comfortable walking distance of the town centre and all of its amenities. Due to the location it will appeal to a wide variety of purchasers, including the commuter as easy access can be gained onto a good road and rail network leading to the larger cities within the area. There are excellent nearby facilities catering for most daily needs including schooling for all age groups.

Tenure

Freehold.

Services

All mains services are connected to the property.

Council Tax

Band D.

Directions

From Station Parade bear left over station bridge to the roundabout facing the Odeon Cinema, turn left onto East Parade and continue straight on at the following two roundabouts, the property will be found on your right hand side.

Details Produced

11th February 2022.

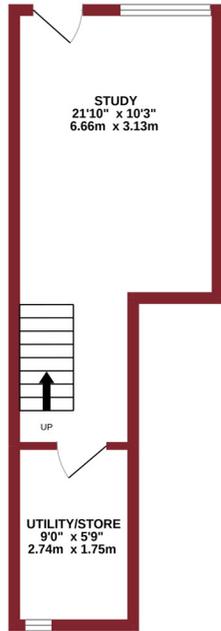




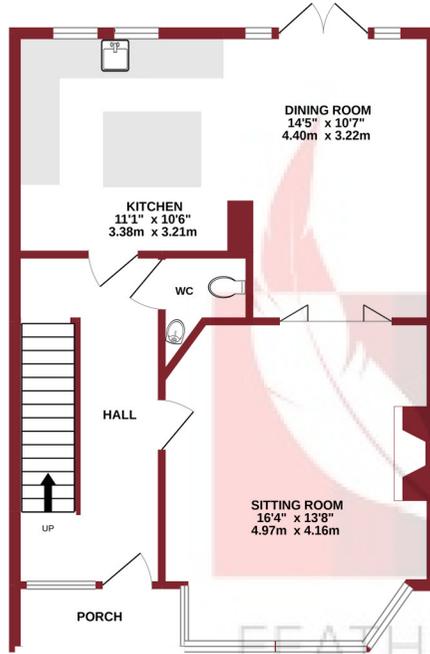




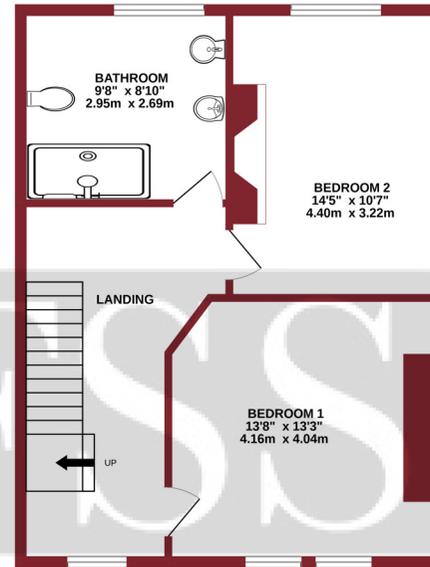
LOWER GROUND FLOOR
247 sq.ft. (23.0 sq.m.) approx.



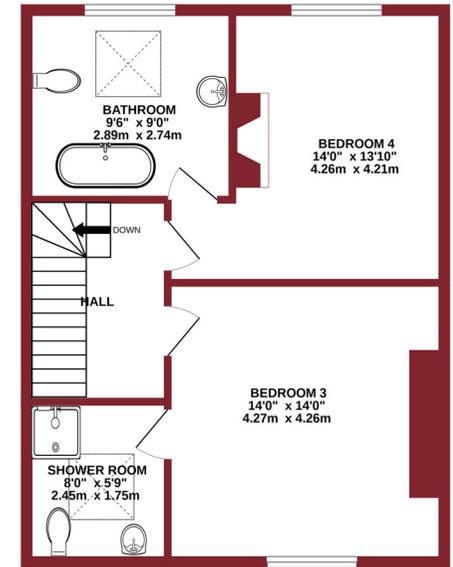
GROUND FLOOR
630 sq.ft. (58.6 sq.m.) approx.



1ST FLOOR
561 sq.ft. (52.2 sq.m.) approx.



2ND FLOOR
565 sq.ft. (52.5 sq.m.) approx.



TOTAL FLOOR AREA : 2004 sq.ft. (186.2 sq.m.) approx.
Made with Metropix ©2022

FSS trust potential buyers and sellers have obtained financial advice, or have funds in place, prior to entering into a property transaction. FSS, as agents acting on behalf of clients, will seek proof of funding to safeguard our clients interest. Should you require mortgage advice, we have a long standing relationship with an independent mortgage advisor who can provide information for you. Please ask a member of staff for more details. Over the course of the last financial year 2018-2019 referrals to this independent mortgage broker have, on average, earned us a fee of £339.96 per case.

IMPORTANT NOTICE: 1. Particulars: These particulars are not an offer of contract, nor part of one. You should not rely on statements by Feather Smalles Scales LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Feather Smalles Scales or any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). **2. Photos etc:** The measurements and distances given are approximate only and maps, plans and areas displayed are for illustration purposes only. Photographs show only certain parts of the property as they appeared at the time they were taken. **3. Regulations etc:** Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. **4. VAT:** The VAT position in relation to the property may change without notice. Viewing by appointment only. Feather Smalles & Scales is a limited liability partnership registered in England with registered number OC308783. Our registered office is 8 Raglan Street, Harrogate, North Yorkshire, HG1 1LE, where you may look at a list of members' names.



01423 501211
www.fssproperty.co.uk
sales@fssproperty.co.uk
8 Raglan Street, Harrogate,
North Yorkshire, HG1 1LE

rightmove
find your happy

onTheMarket.com

TDS
Tenancy Deposit Scheme
member

nava | propertymark
PROTECTED

ar|a | propertymark
PROTECTED

naea | propertymark
PROTECTED

The Property
Ombudsman