



Dragon Avenue,
Harrogate, HG1 5DT
£110,000

1 Bedroom Flat
EPC Rating: E

LINLEY &
SIMPSON

Located just a short walk from Harrogate town centre, lies this conveniently located one bedroom top floor apartment. Dragon Avenue benefits from easy access to Harrogate train station, making it an easy commute to the larger cities of York and Leeds, while also being situated with nearby local amenities and many of Harrogate's shops and restaurants. The property flows well and briefly comprises; communal entrance leading up to the first floor, private entrance hallway with stairs leading to second floor, spacious living room, double bedroom, kitchen with integrated appliances and a large house bathroom with shower over bath. The property also benefits from a communal forecourt garden, gas central heating with a boiler less than two years old and on street permit parking.

ACCOMMODATION

PRIVATE HALLWAY

With a staircase leading to the second floor.

COMMUNAL ENTRANCE

With a staircase to the first floor.

SITTING ROOM

With a window to the front and radiator.

KITCHEN

Fitted with a range of base and wall units with work surfaces over. Single drainer sink, built in electric oven with gas hob over. Space for a washine machine and fridge. Skylight.

BEDROOM ONE

With a window to the rear and radiator.

BATHROOM

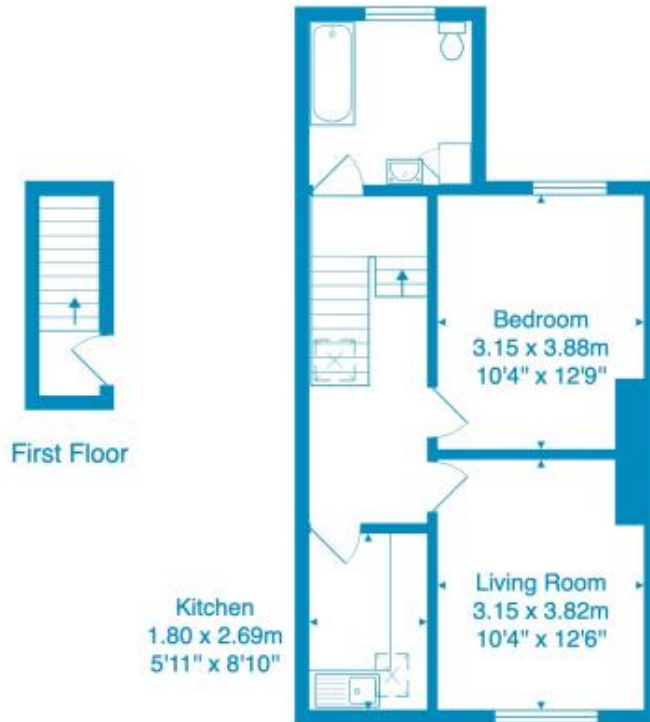
A white three piece suite comprising a panelled bath with shower over, hand basin and W.C. Storage cupboard containing the boiler. Window to the rear and radiator.

OUTSIDE

COMMUNAL GARDEN

With a communal courtyard and on street permit parking.





Total Area: 49.6 m² ... 534 ft²

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.

Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission. Copyright 2017 Ac2

| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|-------------------------|--|---|
| | Current | Potential | |
| Very energy efficient - lower running costs | | | Very environmentally friendly - lower CO ₂ emissions |
| (92-100) A | | | (92-100) A |
| (81-91) B | | | (81-91) B |
| (69-80) C | | | (69-80) C |
| (55-68) D | | | (55-68) D |
| (39-54) E | 50 | 53 | (39-54) E |
| (21-38) F | | | (21-38) F |
| (1-20) G | | | (1-20) G |
| Not energy efficient - higher running costs | | | Not environmentally friendly - higher CO ₂ emissions |
| England & Wales | EU Directive 2002/91/EC | | England & Wales |
| | | | EU Directive 2002/91/EC |

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Additional Information

AGENTS NOTES:

Please note we have been advised that the lease has 967 years remaining, we await the service charge

AGENTS NOTES:

Referral fees:

We may receive a commission, payment, fee or reward (known as a Referral Fee) from ancillary providers for recommending their service to you. Whilst we offer these services, as we believe you may benefit from them, you are under no obligation to use these services and you should consider your options before accepting any third parties terms and conditions.

Conveyancing: We routinely refer buyers to a panel of conveyancers and offer a complimentary value-add conveyancing comparison service. This service is provided to help you get legally prepared for purchase. Please note, information is provided for your convenience only and we do not recommend or endorse any third-party providers or services. You can decide whether you choose to deal with this panel of conveyancers. Should you decide to use one of the panel conveyancers, we will receive a referral fee of £200 from them for recommending you to them. You will need to enter into separate legal agreements with any third parties you engage, and we encourage you to read the terms and conditions of service and privacy policies of any service provider you instruct to assist you with your house sale (and purchase if applicable). Full details of the referral payment will be confirmed within the Client Care letter of the chosen panel member.

Mortgage Advice Bureau (MAB): We routinely refer buyers to MAB. You can decide whether you choose to deal with MAB. Should you decide to use MAB, Linley and Simpson Group will receive a payment of £250 from MAB for recommending you to them.