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62 Dragon Road, Harrogate, North Yorkshire, HG1 5DF

This stylish five bedroom Victorian townhouse reveals a successful blend of high-quality contemporary fittings and original period features with tasteful interior design throughout - all within level walking distance of Harrogate town centre and The 200 Acre Stray.

17 Albert Street, Harrogate, HG1 1JX
Tel: 01423 877200
Email: harrogate@dacres.co.uk
dacres.co.uk







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Guide Price: £500,000

- Individual Victorian townhouse
- Tasteful interior design throughout
- Two impressive reception rooms
- Stunning kitchen plus utility room
- Five family bedrooms
- Luxury house bathroom
- Low maintenance gardens
- Convenient central fringe location.







General remarks

Occupying an end-of-terrace position with neatly laid out wrap-around courtyard-style gardens, gas-fired heating and double glazing this individual and handsome stone-built Victorian home which has been tastefully upgraded to an exceptionally high standard throughout.

Arranged over three floors, the accommodation now features attractive decor complementing the fabulous high ceilings and generous room sizes.

A central reception hall leads to an elegant sitting room with twin bay windows and a feature fireplace housing a cast-iron stove with twin side storage cabinets. The large separate dining room is a perfect space for entertaining and neatly links with the adjoining high-quality kitchen with an extensive range of work surfaces, cabinets, integrated appliances and underfloor heating.
The ground floor layout is completed by a rear hall serving a guest cloakroom and a useful utility room, whilst also providing access to the rear courtyard.
On the first floor, the principal bedroom and a further family/guest bedroom are served by a luxury house bathroom with stunning tiling, a large walk-in shower enclosure and a separate bath. Finally on the second floor there are three further double family bedrooms - ideal space for growing teenagers and private home working.

There are low-maintenance gardens with ornamental trees, bounded by dwarf stone walling to the front and one side of the property, whilst at the other side, a gated yard with private seating also houses a useful storeroom.

This is a perfect location for the busy family, offering easy access to schools for all ages and an excellent choice of supermarkets, with Harrogate's famous 200-acre Stray only a short stroll away. The town centre, railway and bus stations with connections to Leeds, York and beyond make this an ideal setting for the busy commuter.

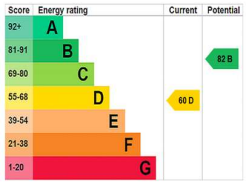
Floorplans



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Contact us

01423 877200

harrogate@dacres.co.uk

Directions

Proceeding out of Harrogate town centre on East Parade past the rear entrance to the Railway Station continue straight ahead through the roundabout and at the next mini roundabout bear left onto Dragon Road where the property will be identified after 400 yards on the right hand side.

What3Words inform.rings.props

Local Authority & Council Tax Band

- North Yorkshire Council,
- Council Tax Band D

Tenure, Services & Parking

- Freehold
- All mains services are installed.
- On street parking

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link https://checker.ofcom.org.uk/

Flooding

For information on flood risks please use this link Check for flooding in England - GOV.UK

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral Fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), we reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider:- Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be. Dacres Ref: HAR260019