

APARTMENT 2

17 BACK DRAGON PARADE
HARROGATE, HG1 5FH



NICHOLLS
TYREMAN

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A fantastic opportunity to acquire this well-presented ground floor apartment, ideally situated just a short walk from Harrogate town centre. Offering two double bedrooms, a secure parking space, and a highly convenient location, this property is perfectly suited as a lock-up-and-leave, first-time purchase, or investment opportunity.

Entrance Hall | Kitchen/Living/Dining Room

Two Bedrooms | En-Suite Shower Room | Bathroom

Private Allocated Parking Space.

Council Tax: C | Energy Rating: C | Tenure: Leasehold

£250,000



The property benefits from electric heating and double glazing throughout and briefly comprises: a communal entrance leading into a shared hallway, with a private apartment entrance opening into a spacious hallway with useful storage cupboards. The generous open-plan kitchen/living area is filled with natural light and features modern fitted units and integrated appliances, creating an ideal space for both relaxing and entertaining.

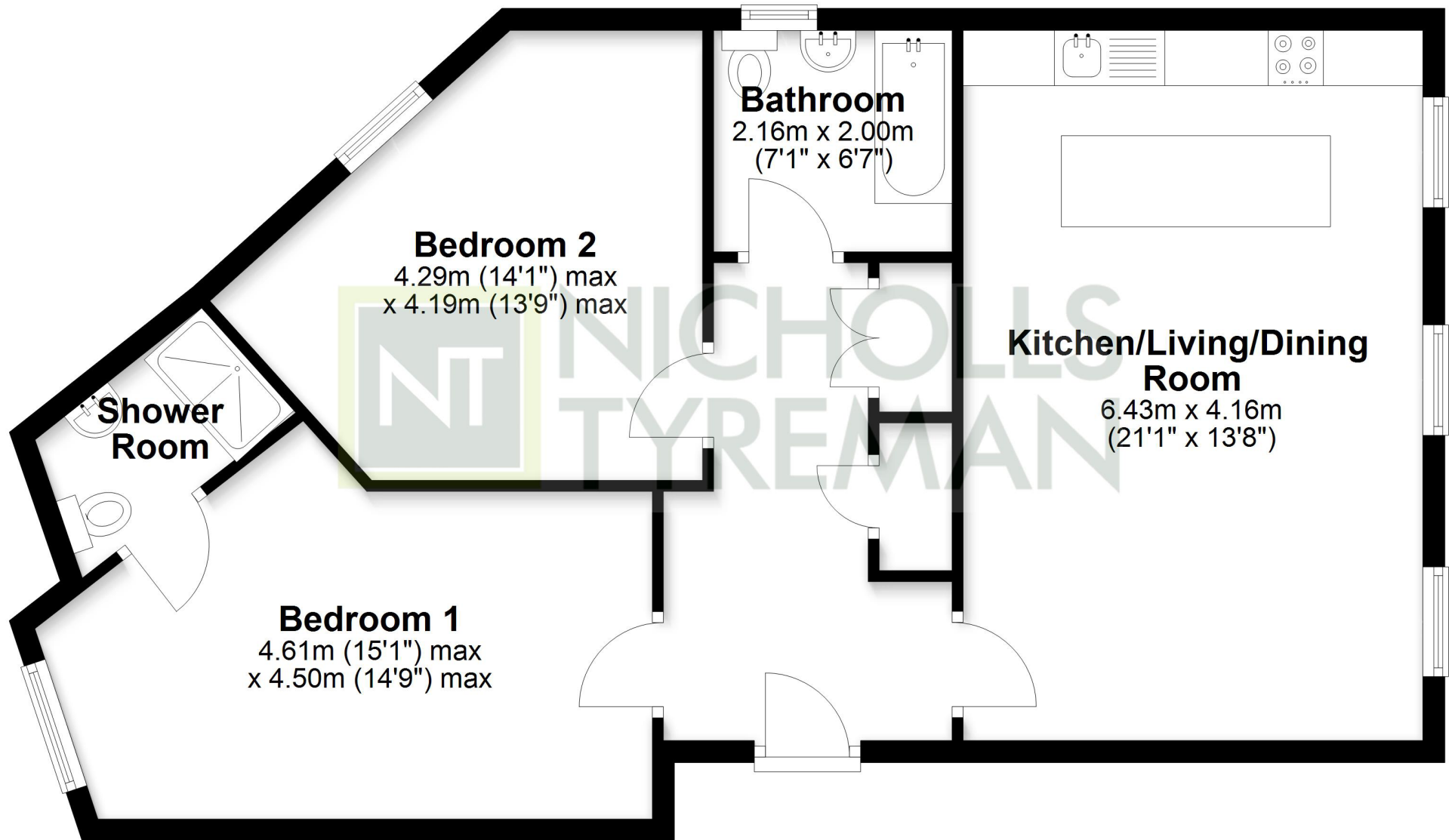
There are two well-proportioned double bedrooms, with the principal bedroom benefiting from an en-suite shower room. A separate house bathroom adds further practicality, fitted with a bath with shower over, WC, and wash basin.

Externally, the property enjoys access to a gated parking area, including a private allocated parking space.



Ground Floor

Approx. 75.7 sq. metres (814.9 sq. feet)



Shower Room

Bedroom 2
4.29m (14'1") max
x 4.19m (13'9") max

Bedroom 1
4.61m (15'1") max
x 4.50m (14'9") max

Bathroom
2.16m x 2.00m
(7'1" x 6'7")

Kitchen/Living/Dining Room
6.43m x 4.16m
(21'1" x 13'8")

This plan is for illustrative purposes only and is not to scale.
All measurements are approximate
Plan produced using PlanUp.



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These particulars are given as guidance only and are expressly excluded from any contract. They give no warranty as to the condition or description and any recipient must satisfy himself on all matters stated herein. The property is offered subject to contract and to its being unsold and unlet. Appointments for viewing and contract of all negotiations shall be through Nicholls Tyreman Estate Agent.