





Description

A well proportioned two bedroom duplex apartment, occupying the first and second floors of this attractive and imposing, stone built Victorian end of terrace house. The property offers light and airy spacious rooms, with the benefit of gas fired central heating and majority replacement Upvc sealed unit double glazing.

The accommodation briefly comprises: Communal entrance hall on the ground floor with doorway leading to the apartment and private staircase to the first floor. There is a large sitting room to the front with angled bay window, open plan kitchen with integrated appliances, bathroom and store room. On the second floor are two double bedrooms and a walk-in box room. The current owner has in the past obtained planning approval for the erection of a dormer window over the box room which could provide an additional bathroom if so desired.

Dragon Parade is an attractive tree lined avenue, conveniently placed within level walking distance of the town centre and all of its amenities. Due to the location it will be popular with a wide variety of purchasers, including the commuter as easy access can be gained to the larger cities within the area by both road and rail.

Tenure

Leasehold - A 999 year lease from 1987. The freehold may be available for purchase in conjunction with the purchase of the leasehold interest.

Ground rent is £20 per annum.

Maintenance two thirds of the whole.

Services

All mains services are connected to the property.

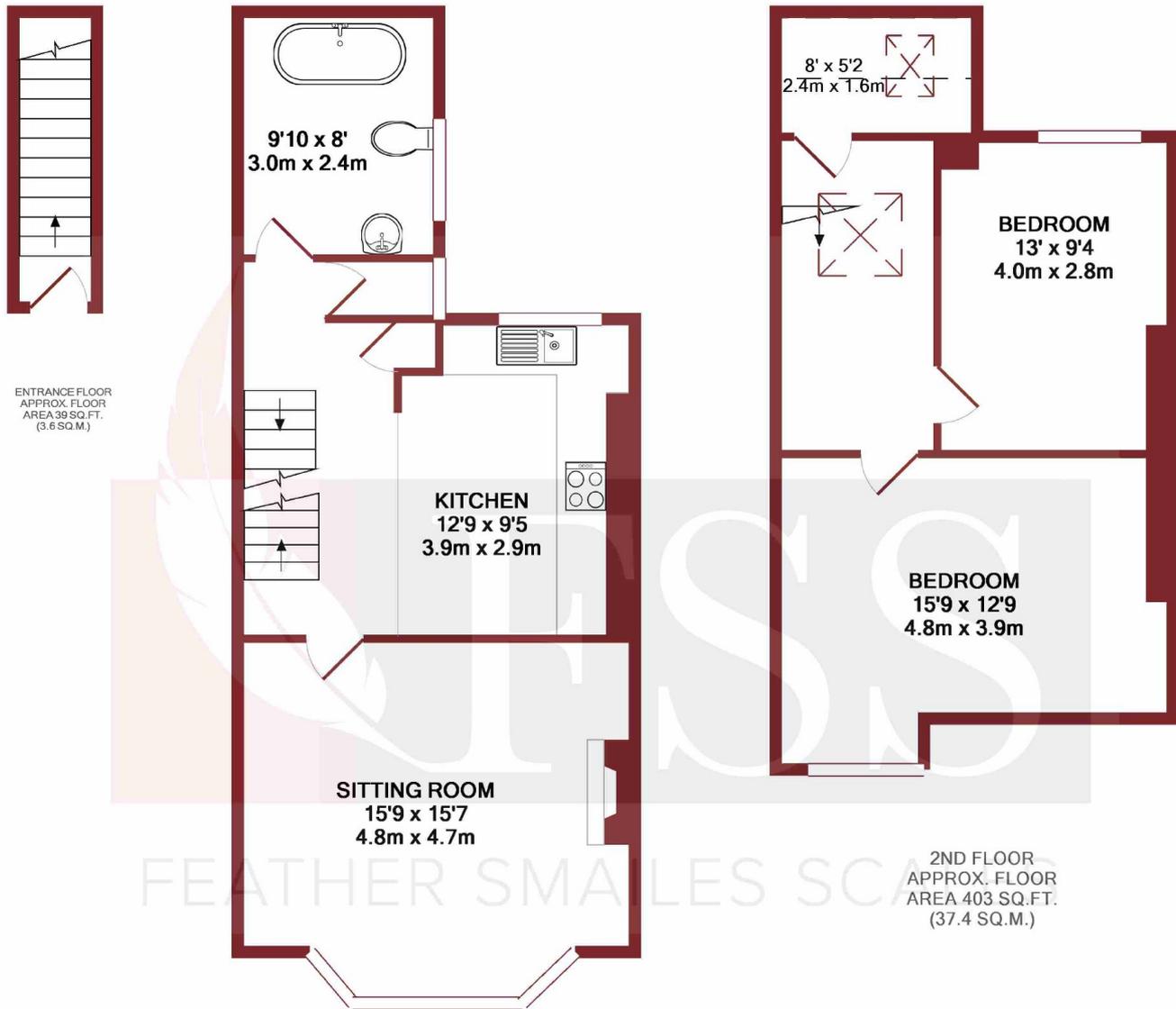
Directions

From Station Parade proceed left over Station Bridge to the roundabout facing the Odeon cinema, turn left onto East Parade and proceed to the roundabout. Go straight over onto Dragon Parade and proceed towards the end of the road, where the property will be found on your left hand side.

Details Produced

12th September 2017.



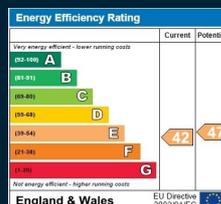


1ST FLOOR
APPROX. FLOOR AREA 501 SQ.FT. (46.6 SQ.M.)

2ND FLOOR
APPROX. FLOOR AREA 403 SQ.FT. (37.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 944 SQ.FT. (87.7 SQ.M.)
Made with Metropix ©2017

IMPORTANT NOTICE: 1. Particulars: These particulars are not an offer of contract, nor part of one. You should reply 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 join 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 and plans displayed are for illustration purposes only. photographs show only certain parts of the property as they appeared at the time they were taken. Areas, **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 relation to the property may change without notice. Viewing by appointment only. Feather Smalles & Scales is a limited liability 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 501 211
www.fssproperty.co.uk
info@fssproperty.co.uk
8 Raglan Street, Harrogate,
North Yorkshire, HG1 1LE