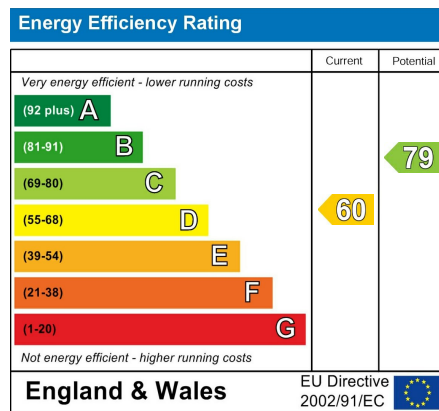


Floor Plan



Energy Performance Certificate



Directions

From the Prince of Wales roundabout proceed out of Harrogate on Leeds Road (A61). Continue passed the Marks and Spencers Foodhall and turn right into Firs Avenue and turn right onto Firs Drive where the property is found immediately on your right hand side clearly marked by a Hopkinsons For Sale board.

Council Tax Band G Tenure Freehold

Agents Notes
We do not set out to avoid our civil and criminal liabilities by using clever use of word or photography however it is not always possible for us to guarantee that everything in our sales material is accurate. We strongly recommend that prospective purchasers seek their own professional advice. No responsibility can be accepted for any expenses incurred by intending Purchasers. We do not check or guarantee the condition of appliances, services or equipment. Equally any verbal statement from our staff forms no point of a contract. If you require written confirmation on any point we will gladly assist.

£825,000

1 Firs Drive, Harrogate, HG2 9HB

4 Bedroom House - Detached

A rare opportunity to acquire a four bedroomed detached family home in need of some modernisation and situated on a fantastic corner plot with mature gardens and located on the favoured south side of Harrogate with a wide range of amenities, transport links and great schooling options both for primary and secondary.



HOPKINSONS
ESTATE AGENTS

16 Princes Street, Harrogate, HG1 1NH
Telephone: 01423 501 201
info@hopkinsons.net

Description

With gas fired central heating the spacious living accommodation comprises; a welcoming entrance hall, downstairs w/c and cloaks cupboard, great sized lounge with feature fireplace and views over the garden and double doors leading out onto the patio area, dining room with bay window, study with glass double doors leading into the snug/breakfast room and kitchen with eye level double oven, gas hob and plumbing for a dishwasher. From the kitchen there is a door leading to the rear porch and a good sized separate utility room.

On the first floor the landing leads to the Master bedroom with fitted wardrobes, second double bedroom with bay window, third double bedroom with fitted wardrobes, fourth double bedroom, house bathroom with shower over the bath, w/c and hand basin. There is also a house shower room with walk in shower and w/c.

Outside to the front of the property there are iron gates opening onto a block paved path leading to the front door and surrounding the house is a well maintained lawns with well stocked flower beds and mature trees. There is a driveway offering off street parking and leading to a double garage with electric up and over door benefitting from power and lighting with the dimensions of the garage being 18'3" x 15'.

Benefitting from this superb location on the south side of Harrogate with a parade of shops including a Post Office, convenience stores, Marks and Spencer Foodhall and fantastic schooling options for primary and secondary school all within walking distance. The transport links include the 36 bus route which is at the end of the road and passes every 20 mins heading into Harrogate or Leeds. The railway link is Hornbeam Park, also within walking distance is on the Leeds, Harrogate, Knaresborough and York line with trains every half an hour in each directions with connecting links to London including a direct trains daily from Harrogate to London Kings Cross.

