



VERITY
FREARSON

5 FIRS GATE, HARROGATE, HG2 9HE

OFFERS OVER £750,000

5 FIRS GATE,

Harrogate, HG2 9HE

A spacious and well-presented four-bedroom detached home with a good-sized, attractive south-facing garden, situated in this desirable south Harrogate location close to excellent local amenities and schooling.

This super property provides generous accommodation with a large sitting room, together with conservatory extension, separate dining room, kitchen, downstairs WC and utility room. Upstairs, there are four good-sized bedrooms, an en-suite shower room and bathroom. The driveway provides parking and leads to an integral garage and there is a good-sized, attractive rear garden.

The properties is located on this quiet residential street just off Leeds Rd on the south side of Harrogate, well served by excellent local amenities, including parade of shops, M&S food hall, and is just a short walk from Hornbeam Park railway station. No onward sales chain.



Sitting Room · Dining Room · Living Kitchen · Utility · Cloakroom · Conservatory

4 Bedrooms · En-Suite · Bathroom

Off-Road Parking · Garage · Garden







ACCOMMODATION

GROUND FLOOR RECEPTION HALL

SITTING ROOM

A spacious reception room with feature fireplace with living-flame gas fire. Glazed doors lead to a conservatory.

CONSERVATORY

Providing a further sitting area with windows and glazed doors overlooking the garden.

DINING ROOM

A further reception room with bay window and brick fireplace with living-flame gas fire.

DINING KITCHEN

The kitchen comprises a range of fitted wall and base units with granite worktops and breakfast bar, gas hob, integrated double oven and dishwasher.

UTILITY ROOM

With fitted units, worktop and sink. Space and plumbing for washing machine and tumble dryer.

FIRST FLOOR BEDROOMS

There are four good-sized bedrooms on the first floor. The main bedroom has an en-suite shower room.

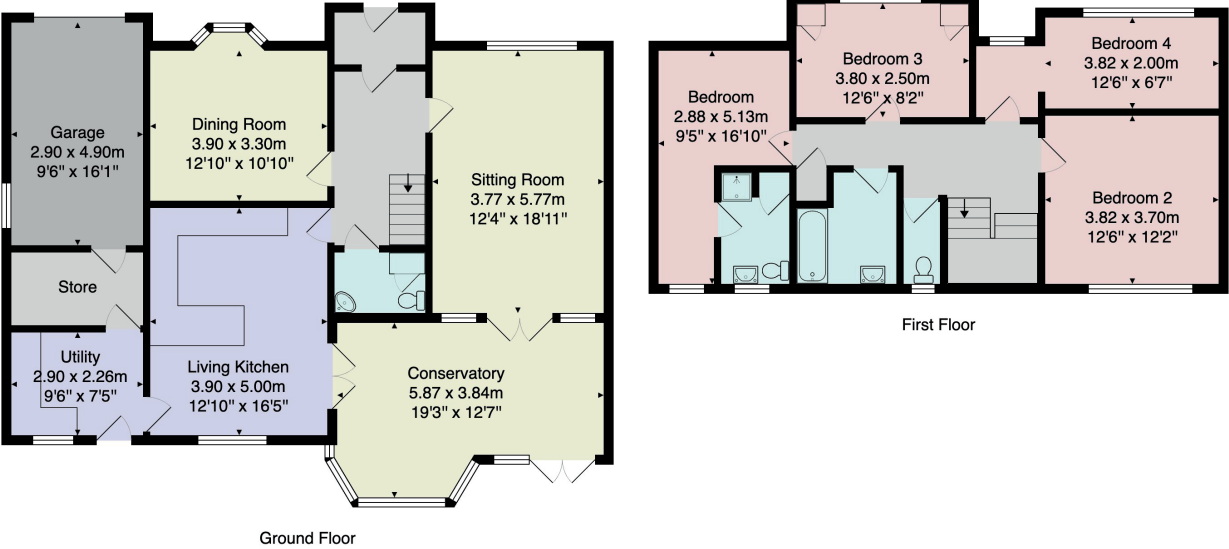
EN-SUITE SHOWER ROOM

With WC, washbasin and shower. Fitted cupboard.

BATHROOM

With washbasin and bath with shower above. Heated towel rail.

FLOOR PLAN



Total Area: 189.5 m² ... 2040 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.
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Outside

A drive provides parking and leads to an integral garage and store. There is an attractive and good-sized rear garden enjoying a south-facing aspect with lawn, well-stocked planted borders and patio.

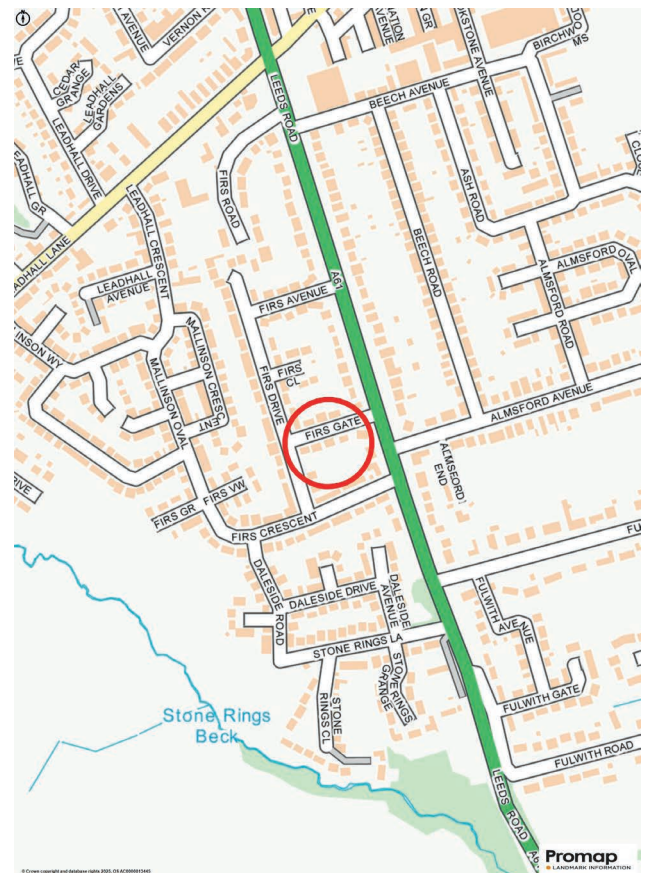
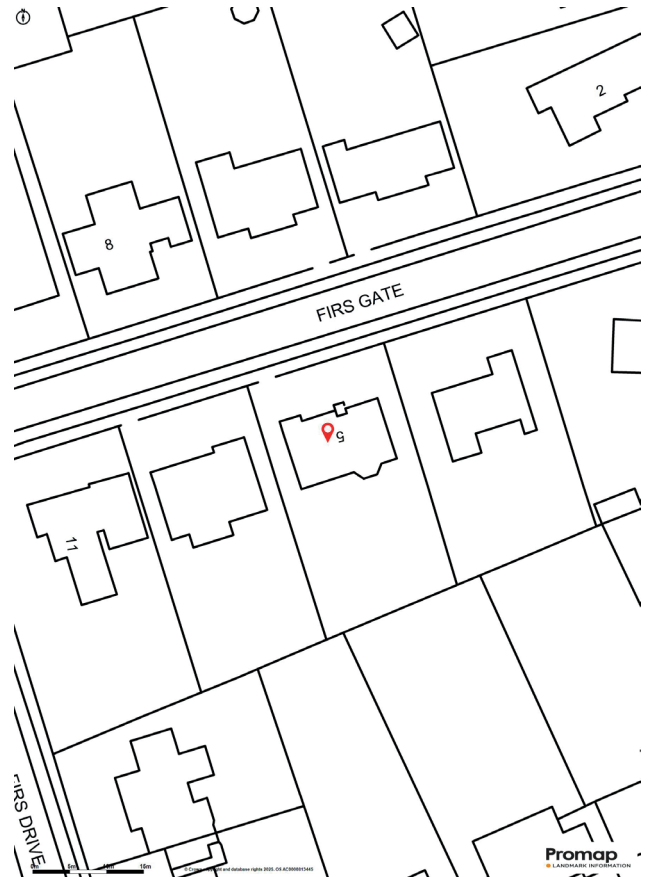
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - F



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
www.epc4u.com		

Harrogate

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