



## 21 Firs Crescent, HARROGATE

£800,000 Offers Over



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A substantial five-bedroom detached residence occupying a generous corner plot, enjoying a prime position within one of Harrogate's most sought-after and highly regarded residential areas.

Set within beautifully maintained gardens and offering well-proportioned accommodation throughout, the property presents a rare opportunity to acquire a superb family home with significant potential to modernise and create a truly exceptional living space tailored to individual tastes.

Occupying a prime position within a highly desirable residential district of Harrogate, just off Leeds Road, the property is well served by local shops and amenities, with Harrogate town centre approximately 1½ miles distant, offering an excellent range of services, restaurants and leisure facilities.

Externally, the property stands within a substantial corner plot, with a driveway to the front providing ample off-street parking and leading to a double garage. The garage offers further versatility, with access to a boiler room, storage room and a garden room. The surrounding gardens are a particular feature of the property, predominantly laid to lawn and bordered by mature trees and planting, creating a private and attractive setting with excellent space for outdoor entertaining and family enjoyment.

Offered for sale with no onward chain, this is a rare opportunity to acquire a substantial home in an outstanding location, with exceptional scope to modernise and enhance.

#### Agents Note

CJIs displayed illustrate the potential to extend the property subject to the necessary consents.

EPC: D

Council Tax band: G

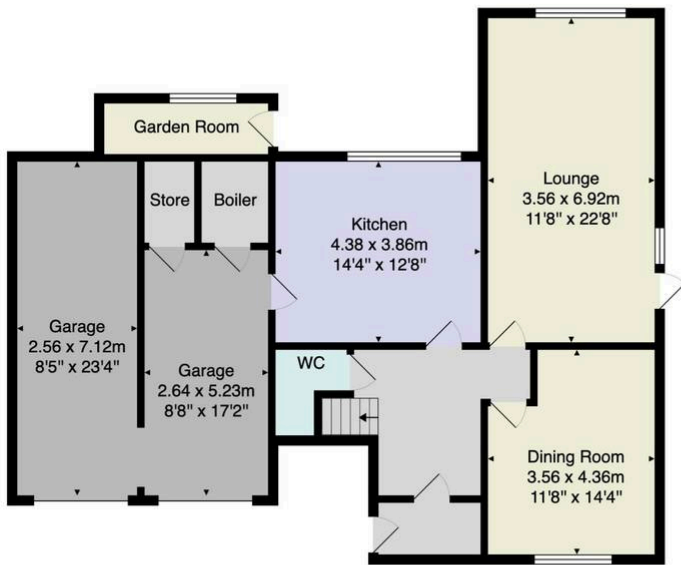
Tenure: Freehold



The accommodation opens via a spacious and welcoming entrance hall, with a ground floor WC and staircase to the first floor, along with access to a useful porch. The ground floor provides a range of well-balanced reception spaces, including a generous lounge filled with natural light, featuring large windows and glazed doors opening directly onto the garden, creating a wonderful connection between indoor and outdoor living. A separate dining room offers an elegant setting for formal entertaining, while the dining kitchen provides a bright and functional space for everyday living, with ample room for dining and direct internal access through to the garage.

To the first floor are five well-proportioned bedrooms, all enjoying pleasant outlooks and offering flexible accommodation suitable for family living, guest rooms or home working. In addition, there is a separate laundry room, presenting excellent potential to be converted into a sixth bedroom, additional bathroom or en suite to one of the existing bedrooms. The accommodation is complemented by two bathrooms, comprising a house bathroom and a separate shower room.





Ground Floor



First Floor

Total Area: 216.1 m<sup>2</sup> ... 2326 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

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