



VERITY  
FREARSON

3 FIRS CRESCENT, HARROGATE, HG2 9HT

OFFERS OVER £675,000

## 3 FIRS CRESCENT,

*Harrogate, HG2 9HT*

**A spacious and well-presented four-bedroom detached family house with large and attractive garden, situated on the sought-after south side of Harrogate.**

This excellent property provides generous and flexible accommodation with two reception rooms on the ground floor, together with a sunroom, kitchen, cloakroom and utility room. Upstairs, there are four good-sized bedrooms, including a master bedroom with en-suite shower room, and a house bathroom. The property, which occupies a generous plot with an attractive south-facing aspect to the rear, property is well presented and well maintained, but has considerable potential for further improvement and possible extension, subject to obtaining the necessary consents.

Situated in a highly desirable residential district of Harrogate situated off Leeds Road and well served by shops and services. Harrogate town centre is approximately only 1½ miles distant. Offered for sale with no onward chain.



2 Reception Rooms · Sunroom · Kitchen · Utility Room · Cloakroom

4 Bedrooms · En-Suite Shower Room · House Bathroom

Off-Road Parking · Garage · Good-Sized South-Facing Rear Garden







## ACCOMMODATION

### GROUND FLOOR RECEPTION HALL

#### SITTING ROOM

A spacious reception room with windows to front and side. Attractive fireplace with living-flame gas fire. Glazed door leads to the sunroom.

#### SUNROOM

Providing a further sitting area with tiled flooring and glazed sliding doors overlooking the rear garden.

#### DINING ROOM

A further good-sized reception room with windows to front and rear and fitted shelving.

#### KITCHEN

With a range of fitted wall and base units with worktop and breakfast bar. Gas hob and electric double oven and space and plumbing for further appliances.

#### UTILITY ROOM

With fitted worktop and sink together with space and plumbing for appliances. There is a good-sized adjoining storage room and a rear porch which has glazed doors leading to the garden.

#### CLOAKROOM

With WC and washbasin. Window to front.

### FIRST FLOOR

#### BEDROOM 1

A large double bedroom with window to front and side. Fitted wardrobes.

#### EN-SUITE SHOWER ROOM

With white WC, washbasin and shower. Heated towel rail and window to side.

#### BEDROOM 2

A double bedroom with windows to front and side. Washbasin.

#### BEDROOM 3

A double bedroom with window to front.

#### BEDROOM 4

A further bedroom with a window to rear and fitted shelving.

#### BATHROOM

With washbasin set within vanity unit, bidet, and bath with shower above. Heated towel rail and window to rear.

#### SEPARATE WC

Separate WC with window to rear.

# FLOOR PLAN



Total Area: 168.1 m<sup>2</sup> ... 1810 ft<sup>2</sup> (excluding garage)  
All measurements are approximate and for advisory purposes only.  
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### Outside

A drive provides parking and leads to a single garage. To the rear of the property there is a good-sized and attractive garden with lawn and very well-stocked borders, together with paved sitting area.

### Services

All mains services connected.

### Tenure

Freehold

**Council Tax Band - F**



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92-100)	78
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
67	

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