



4 Firs View, Harrogate, North Yorkshire, HG2 9HG

**£450,000**

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A three-bedroom detached bungalow with garage and attractive garden, situated on a quiet cul-de-sac within this desirable south Harrogate location.

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The property has been well maintained, but now offers buyers an opportunity to update the accommodation to suit their own requirements. The bungalow currently comprises a large sitting room, together with dining kitchen, three bedrooms and bathroom. A driveway provides parking and leads to a single garage, and the property is surrounded by an attractive garden with lawn and well-stocked borders. Doubled glazed windows throughout.

Firs View is a quiet cul-de-sac within this popular and sought-after location on the south side of Harrogate, within walking distance of popular schools, Hornbeam Park railway station, the parade of shops on Leeds Road and the Marks and Spencer Food Hall. The property is also located within a few minutes' walk of open countryside, whilst being well placed close to Harrogate town centre. Offered for sale with no onward chain.





### **SITTING ROOM**

A spacious reception room with window to front and glazed patio door to side. Stone fireplace with gas fire.

### **KITCHEN**

With a spacious dining area and window and glazed door overlooking the garden. The kitchen comprises a range of fitted units and space for appliances.

### **CLOAKROOM**

With WC and washbasin.

### **BEDROOMS**

There are three good-sized bedrooms, with the two larger bedrooms having fitted wardrobes.

### **BATHROOM**

With WC, washbasin, and bath with shower fitting above.

### **OUTSIDE**

A drive provides parking and lead to a single garage. The property is surrounded by an attractive garden with lawn, planted borders and sitting areas. Timber garden shed.

**Tenure** - Freehold

**Council Tax Band** - E





Total Area: 83.1 m<sup>2</sup> ... 895 ft<sup>2</sup> (excluding garage)  
 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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## Verity Frearson

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(91-95)	B		
(81-85)	C		
(69-80)	D		
(54-68)	E		
(39-54)	F		
(21-38)	G		
Full energy efficient - higher running costs			
(1-20)			
		84	68
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			