



FIRS ROAD, HARROGATE HG2

OFFERS OVER £1,500,000



Stunning contemporary home with private south-facing garden.

11 Firs Road is an impressive architect designed home offering stylish modern living to the favoured south side of Harrogate.

This exceptional detached house offers spacious, and light filled accommodation arranged over two floors, extending to in excess of 3,300 sq ft including an integral double garage. A striking reception hall with double height ceiling and floating staircase with galleried landing above is the perfect entrance. The heart of the home is a stunning open plan L-shaped area comprising a modern kitchen with sleek handleless units, integrated appliances and a peninsular breakfast bar with seating, separate dining area and adjacent sitting room with a stylish through fire cleverly separating the different spaces. Large sliding glazed doors frame views of the rear garden and provide access to the expansive outdoor terrace. Off the sitting room is a cosy snug and separate home office/study.

The remainder of the ground floor accommodation offers an en suite bedroom with walk in wardrobe, two further double bedrooms, a luxurious house bathroom, and an integral double garage with a utility area.

To the first floor is a superb principal suite with large double bedroom, fully fitted dressing room, and spacious en suite with vaulted ceiling, walk in shower and freestanding roll top bath.



Tenure
Freehold

Local Authority
North Yorkshire Council

Council Tax Band
Band G

EPC Rating
C







Outside

The property occupies a prime position at the head of a cul de sac. Electric gates open to reveal a block paved driveway, flanked by planted flower beds, leading round to a generous parking area and integral double garage to the front of the house.

There is paved terracing surrounding the house with a particular feature being the south facing professionally landscaped rear garden which is mainly laid to lawn with an expansive sun terrace across the full width of the property -ideal for entertaining and alfresco dining. The large rear garden has a fenced boundary with mature trees and hedging providing a high degree of privacy.

Location

Firs Road is situated on the sought-after south side of Harrogate and is ideally placed for commuting to Leeds whilst being close to excellent schools and within easy reach of the Stray and town centre. Harrogate is a beautiful Spa town which has been crowned the happiest place to live in England on several occasions; with its healing mineral waters, excellent shopping facilities, renowned private and state schools, beautiful parks and the famous Bettys Cafe Tea Room. The railway stations at both Hornbeam and Pannal connect directly with mainline stations in Leeds and York and provide easy access to London Kings Cross and Edinburgh.

Services

We are advised that the property is connected to mains water, drainage, gas, and electricity. There is a Mechanical Ventilation with Heat Recovery (MVHR) system installed in the house with no need for a conventional central heating system due to low rates of heat loss (aided by triple glazing throughout) and a high degree of airtightness.

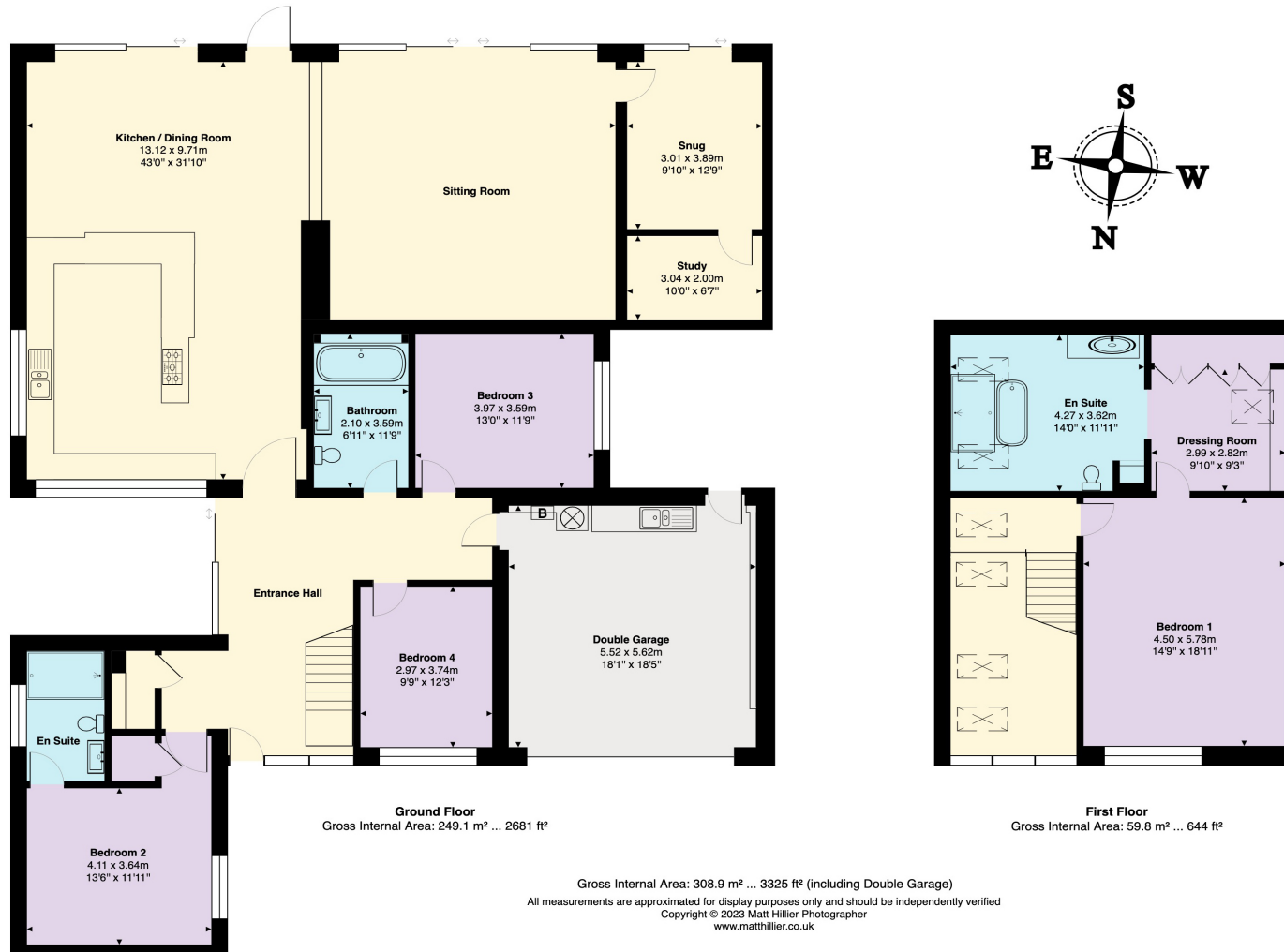


Directions - HG2 8HA

From the Prince of Wales roundabout head away from Harrogate town centre towards Leeds along the A61 (Leeds Road). Continue straight ahead at the next roundabout and proceed to the crossroads with Leadhall Lane and Hookstone Road. Continue through the traffic lights along Leeds Road taking a right turning onto Firs Road opposite the M&S food hall, the property can be found at the head of the cul de sac.



11 Firs Road, Harrogate, HG2 8HA



PLEASE CONTACT THE HARROGATE OFFICE - 01423 53 00 88 - 24 ALBERT STREET, HARROGATE HG1 1JT

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated October 2023. Photographs dated September 2023.

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