



VERITY
FREARSON

15 FIRS CRESCENT, HARROGATE, HG2 9HT

£749,995

15 FIRS CRESCENT,

Harrogate, HG2 9HT

An exceptional four-bedroomed detached family home that has been skilfully extended to offer generous and stylish living accommodation, with a good-sized, private south-facing garden.

This beautiful property has undergone a comprehensive extension and modernisation programme to a very high specification comprising a superb open-plan living kitchen, lounge, study, utility room and cloakroom on the ground floor. To the first floor is master bedroom with a large en-suite, together with two double bedrooms that have a Jack-and-Jill en-suite. There is also a fourth double bedroom and house bathroom.

Firs Crescent is a sought-after location to the south side of Harrogate well served by local amenities including parade of shops on Leeds Road including Marks and Spencer Food Hall and excellent schools and transport links. Available with no onward chain, an early internal inspection is strongly recommended to fully appreciate this fantastic family home.



2 Reception Rooms · Living Dining Kitchen · Utility Room · Cloakroom

4 Bedrooms · 2 En-Suite Shower Rooms · House Bathroom

Ample Parking · Garage · Southeast-Facing Lawned Gardens







ACCOMMODATION

Covered entrance leads to a reception hall with a useful deep under-stairs storage cupboard, guest cloakroom / WC, a large and spacious lounge with a wall-mounted, remote-controlled electric log / coal-effect display. There is a side entrance door/utility room that is also accessed from the integral garage that offers an electric roller door.

An open-plan living family, dining kitchen with under-floor heating with engineered oak floor that matches the reception hall - all heating controlled by Hive. It also offers bi-folding doors to a new decked patio in the southeast-facing private lawned gardens. There is a dining area, soft-seat TV area with provision for a wall-mounted TV. This stunning kitchen with Bosch appliances, stylish granite work surface provides a spacious breakfast area. The kitchen features mood/colour lighting. The sink features a cold filter/instant hot water boiling Kettle tap, fridge / freezer and additional wine cabinet, soft-close cupboards including pan drawers, four-ring electric induction hob with a pop-up electric extractor from the work surface.

A contemporary staircase leads to a generous landing from where there is a master bedroom with a new luxury shower room with electric under-floor heating. There are two further double bedrooms that link in a Jack-and-Jill way to a stylish new luxury shower room. A further double bedroom faces the front and there is a house bathroom with whirlpool bath.

FLOOR PLAN

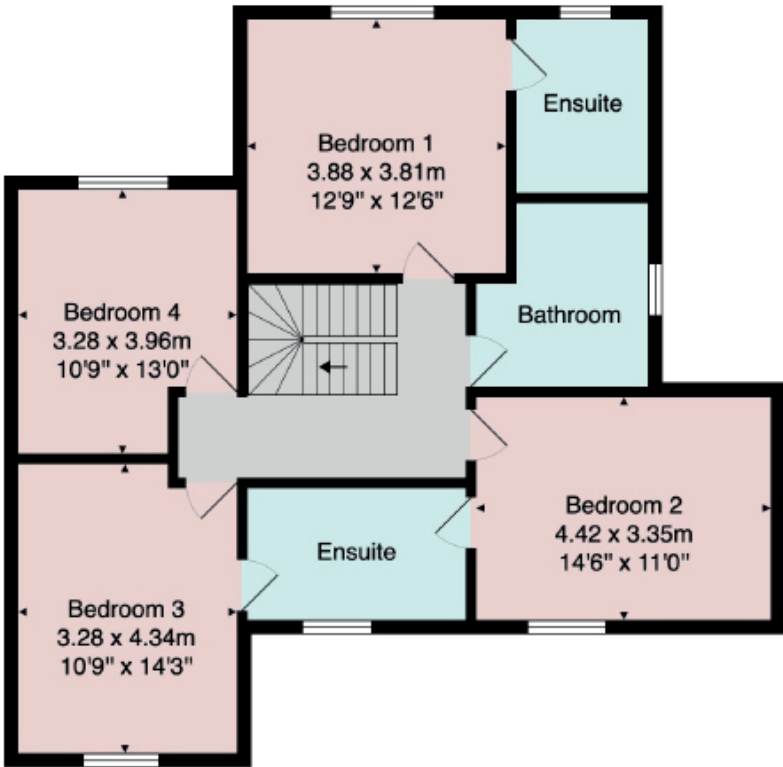


Ground Floor

Total Area: 209.0 m² ... 2249 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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First Floor

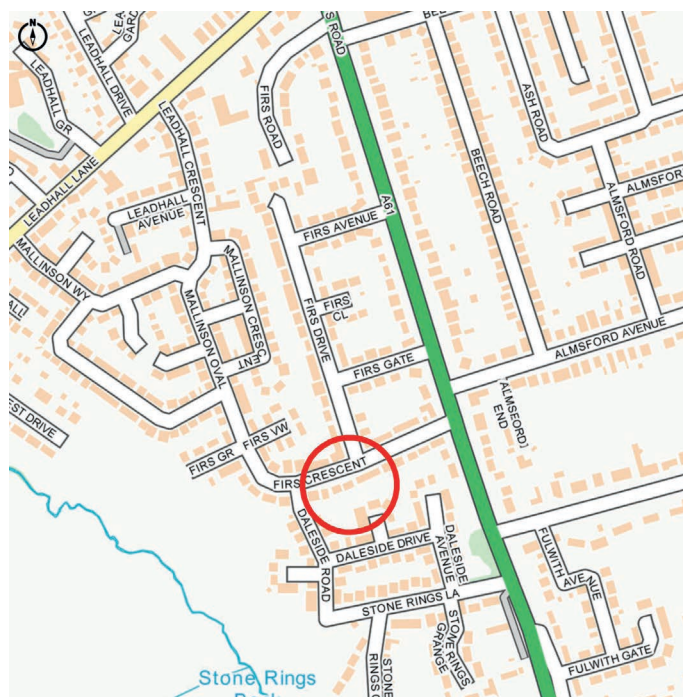
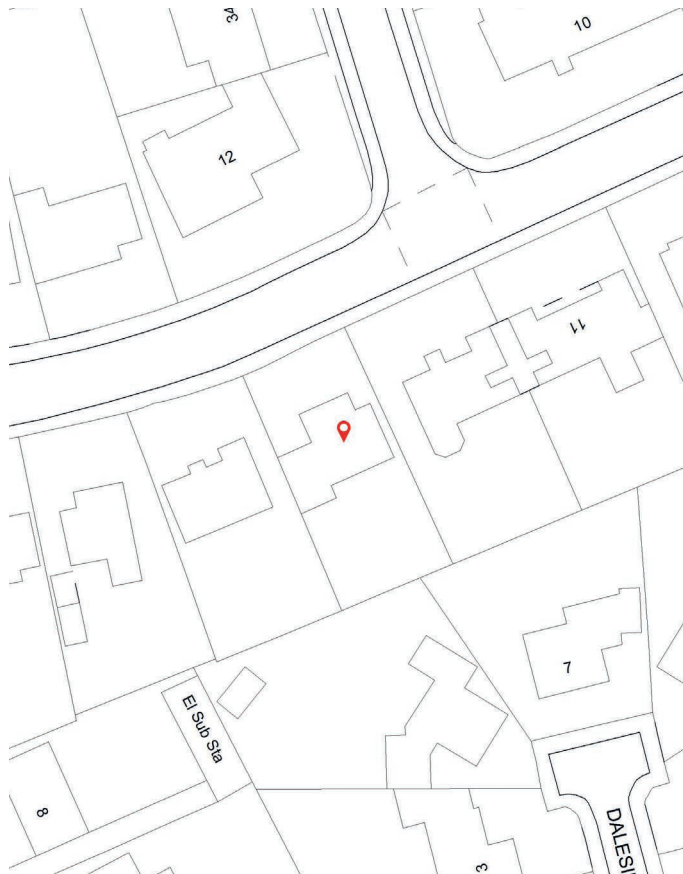
Outside

To the front is a lawn with gravelled path and driveway providing ample off-street parking. Access to attached single garage with remote-controlled door and access into the utility room. To the rear there is a private lawned garden with mature evergreen borders, creating a high degree of privacy. The decked patio area is accessed via the bi-folding doors of the superb open-plan living kitchen.

Services

All mains services connected.

Council Tax Band: F



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

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