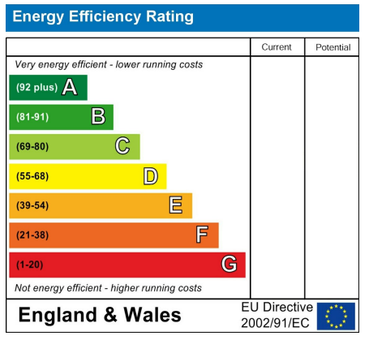
Floor Plan



TOTAL FLOOR AREA : 2245 sq.ft. (208.6 sq.m.) approx.

Energy Performance Certificate



Directions

From the Prince of Wales mansions proceed out of Harrogate on Leeds Road A61 and continue over the roundabout and through the traffic lights passing Marks & Spencer's Food Hall and turn right into Firs Avenue and then left into Firs Drive where the property is found on your right hand side clearly marked by a Hopkinson's For Sale board

Council Tax Band Tenure Freehold

Agents Notes
We do not set out to avoid our civil and criminal liabilities by using clever use of word or photography however it is not always possible for us to guarantee that everything in our sales material is accurate. We strongly recommend that prospective purchasers seek their own professional advice. No responsibility can be accepted for any expenses incurred by intending Purchasers. We do not check or guarantee the condition of appliances, services or equipment. Equally any verbal statement from our staff forms no point of a contract. If you require written confirmation on any point we will gladly assist.



£1,100,000

28 Firs Drive, Harrogate, HG2 9HB

5 Bedroom House - Detached

A beautifully presented five bedroomed detached family home offering spacious and flexible living accommodation throughout and benefitting from a superb location on the favoured south side of Harrogate with a wide range of amenities and fantastic schooling options close by.





HOPKINSONS
ESTATE AGENTS
16 Princes Street, Harrogate, HG1 1NH
Telephone: 01423 501 201
info@hopkinsons.net

Description

The Property

With gas fired central heating and double glazing the living accommodation comprises of an entrance hall with the downstairs w/c, spacious lounge, open plan dining/living kitchen with bi-folding doors opening out onto a South West facing garden and patio area, creating a fantastic entertaining space. The kitchen includes integrated appliances with integrated fridge, freezer, dishwasher, hob with extractor and double ovens. There is a separate utility room and a side access door to outside from the kitchen. Also on the ground floor is a third reception room or a spacious double bedroom with ensuite shower room with walk in shower, w/c and hand basin with the bedroom also benefitting from bi-folding doors leading out onto the south facing garden. There is also a useful storage cupboard.

On the first floor the landing leads to the spacious master bedroom suite with fitted wardrobes and ensuite shower room with walk-in shower, w/c and a hand basin. There are three further double bedrooms, one with a good sized fitted storage cupboard and a modern house bathroom with bath, walk-in shower, w/c and hand basin.

AGENTS NOTE: The current owners do have plans to convert the loft space into further living accommodation, please contact us on 01423 501201 for further details.

Outside

Outside there is a driveway offering off street parking for multiple vehicles which leads to the garage store. The rear garden is south-west facing with large patio area creating a fantastic entertaining space along with a good size lawn, mature hedges and trees, well stocked flowerbeds and a useful storage unit to the side of the house.

Surrounding Area

Situated on the favourite south side of Harrogate the property benefits from a wide range of amenities Close by including Marks & Spencer's food is Hall on the very regular bus service between Harrogate and Leeds. There is also rail connections via Hornby Park which is on Leeds and York and Harrogate line with commuter links to London Kings Cross.

















