



## 7 Park Mount, Spofforth, HG3 1BN Offers in excess of £475,000

Goodmove are proud to present this stunning 5 bedroom semi-detached house for sale on Park Mount, Spofforth, Harrogate.

An excellent opportunity to purchase a substantial five bedroom semi-detached family home boasting the most versatile accommodation of generous proportions, newly renovated and extended to a high standard throughout.

Well located on a quiet cul-de-sac with ease of access to Harrogate and Wetherby town centres.

Since purchasing the property in 2016 the current owners have carried out considerable work throughout including: reconfiguration of the kitchen and dining room creating a lovely open space, bifolding doors providing light throughout, brand new interior to the kitchen dining area such as porcelain tiles, underfloor heating, quartz worktops, Belfast sink. A media wall fitting, back garden re landscaped with raised composite decking, artificial grass areas. A new Worcester Bosh boiler installed, downstairs and first floor bathroom refurbished with new suite and porcelain tiles.

The property is situated in the sought-after village of Spofforth which offers a great range of amenities including a post office/general store, public houses (popular local pub Castle Inn and Spofforth Bistro nearby), primary schools, church and local tourist attraction.

The village is considered ideal for the commuter as it offers ease of access to Harrogate, Wetherby and the A1 linking with the region's motorway network.

Please call now for more information and to arrange a viewing





**Disclaimer**

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.

