

TO LET



Manor Garth, Spofforth, HG3 1ND
£1,200 pcm


MARTIN&CO



Date available: 19th May 2025

Deposit: £1,380

Unfurnished

Council Tax band: D

- Fantastic location
- Sought after village
- Views over Spofforth Castle Grounds
- Three bedrooms
- Enclosed courtyard
- Garage
- Pets considered at an increase of £25 PCM
- Minimum term of 12 months



A beautifully presented three-bedroom mews property located in the desirable village of Spofforth, offering delightful views across Spofforth Castle grounds.

This charming home is available to let unfurnished and is offered for an initial 12-month tenancy. The landlord would consider pets at the property for an increased rent of £1,225 PCM.

The accommodation comprises a spacious entrance hall with understairs storage, a modern white kitchen with cooker, fridge freezer and washing machine included, and a generous living room with wood-burning stove.

French doors open onto a fully enclosed courtyard garden, perfect for outdoor dining.

Upstairs, the property offers a well-proportioned main bedroom with floor-to-ceiling fitted wardrobes, a second double bedroom, and a third single bedroom ideal for use as a home office.

The bathroom is fitted with a modern white three-piece suite and shower over bath. A handy storage cupboard is located on the landing.

Externally, there is a single garage with eaves storage and on-street parking to the rear.

Spofforth is a picturesque North Yorkshire village situated between Harrogate and Wetherby. The village offers a range of amenities including a local shop, pub, and primary school, with excellent transport links via the A661 and A1(M), providing convenient access to Harrogate, Leeds, and York.

Further useful information about this fantastic home includes:

Council tax band: D

The property is serviced by mains electricity, gas and water services.

Broadband availability: Fibre to the cabinet providing estimated speeds up to 76 Mbps

Mobile phone coverage: O2, Vodafone & EE

Satellite & Cable TV Availability: SKY & BT

Flood Risk: Rivers & Seas - Very Low , Surface water- Very Low

EPC:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		





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Total Area: 82.2 m² ... 884 ft²

All measurements are approximate and for display purposes only

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