



34 Castle Street, Spofforth, HG3 1AP



Key Features

- Stone built semi-detached cottage
- Views towards Spofforth Castle
- Modern dual aspect kitchen/diner
- Three reception rooms with character features
- Three double bedrooms
- Bathroom and separate shower room
- Good sized garden with patio and lawned areas
- Outbuildings with previous planning granted
- Highly sought after village location
- Viewing highly recommended



This characterful three double bedroom stone built semi-detached cottage has been remodelled by the current owners to create a wonderful space, in the heart of Spofforth village, overlooking the castle.





To the ground floor is a fabulous kitchen/diner with a range of wall and base units, integrated dishwasher, range style cooker, space for a fridge/freezer, a central island and underfloor heating. There is a large barn style window with double doors giving views towards the castle and a further set of double doors leading to the rear garden. The cosy lounge is filled with character features, tiled flooring, a real fire with stone surround and is adjacent to the front entrance porch and snug. The snug has a door leading to the rear garden and an office/playroom/craftroom, utility room and guest W.C. complete the ground floor.

To the first floor are three good sized double bedrooms with many original features, one with fitted wardrobes and one with a built in storage cupboard. There is a modern house bathroom with a freestanding bath and an additional shower room, ideal for family living.

The garden is a particular feature of this lovely home and offers a great deal of privacy, predominately laid to lawn with a patio area and ideal for outdoor entertaining. There are a number of outbuildings to the rear which have previously had planning permission granted to create further living accommodation including a sun room, bedroom and shower room. Planning reference number: 15/02204/FUL at North Yorkshire Council planning portal.

Spofforth is a popular picturesque village located between Wetherby and Harrogate. There are some great local amenities including a primary school, village shop, public house, restaurant/deli and a post office.

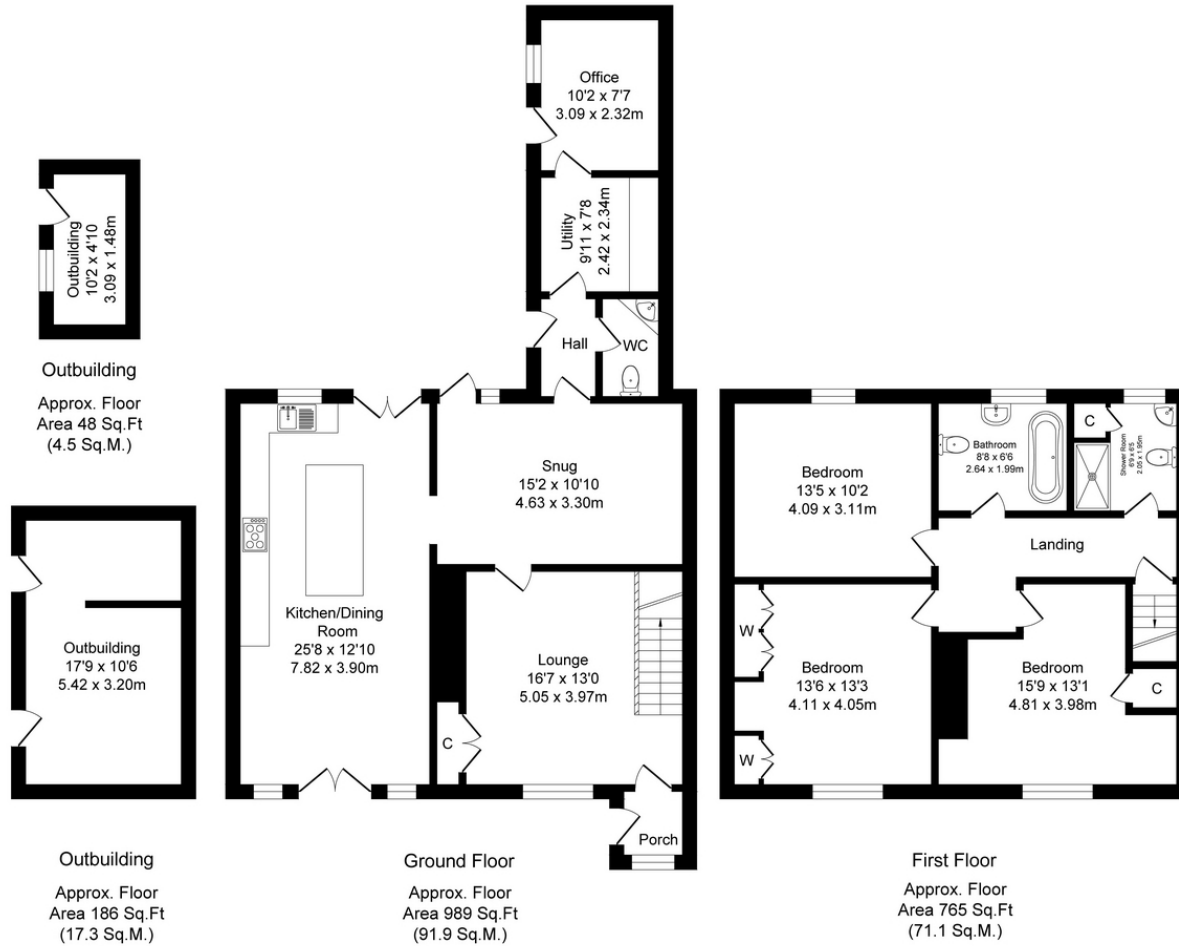
SERVICES - We are advised that the property has mains water, electricity, drainage and gas.

Tenure details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.



Castle Street, Spofforth
 Total Approx. Floor Area 1988 Sq.ft. (184.8 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	87
(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, Scotland & Wales		EU Directive 2002/91/EC

Tenure Type: Freehold
Council Tax Band: F
Council Authority: North Yorkshire Council

