



Park Mount, Spofforth Harrogate HG3 1BN

welcome to

Park Mount, Spofforth Harrogate

An extended three bed semi-detached family home which offers well-presented accommodation throughout situated in a highly sought after village which offers great local amenities as well as bus services to both Harrogate and Wetherby.



Park Mount

A well presented and extended semi-detached house situated in a popular and sought after village, on the fringe of open countryside and within close proximity to an excellent range of amenities including a choice of pubs, village store, the primary school and local cricket club. There are also regular bus services to Harrogate and Wetherby from the High Street. In brief the accommodation comprises; entrance hall, lounge, open plan kitchen diner with bi-fold doors out to the garden, three bedrooms, master en-suite and family shower room. Externally the property offers a driveway providing ample off street parking and a lawned rear garden with decked patio area.

Entrance Hall

The side entry door opens in to the entrance hall, which has a staircase rising to the first floor landing.

Lounge

12' 7" x 15' 10" (3.84m x 4.83m)

Two double glazed windows to the front and side elevations provide ample natural light in to this lounge, which has a feature fireplace with mantle, hearth and surround.

Kitchen Diner

25' 6" x 19' 10" (7.77m x 6.05m)

The kitchen boasts an array of wall and base units providing ample storage, complimented by marble work surface which incorporate a classic Belfast sink with mixer tap. The centre piece is the Range Master oven with cooker hood above. Additional features include; space for American style fridge freezer, integrated microwave, dishwasher and washing machine. A stylish breakfast bar with over head lighting provides the perfect spot for casual dining. The Kitchen diner also provides a storage cupboard and space for a dining table. Double glazed window to the rear elevation and bi-fold doors open out to the garden.

First Floor Landing

Stairs rise from the entrance hall up to the first floor landing.

Master Bedroom

10' 6" x 12' 7" (3.20m x 3.84m)

A double bedroom with fitted wardrobes and a double glazed window to the front elevation.

Master En-Suite

Fitted with a walk in shower cubicle, vanity wash hand basin and low flush wc. Part tiling to walls and a double glazed window to the side elevation.

Bedroom Two

8' 6" x 10' 7" (2.59m x 3.23m)

A second double bedroom with a double glazed window to the rear elevation.

Bedroom Three

9' 10" x 7' (3.00m x 2.13m)

Having a window to the rear elevation.

Shower Room

Fitted with a walk in shower which has a mains fed shower, vanity wash hand basin and low flush wc. Part tiling to walls and a double glazed window to the side elevation.

Externally

To The Front

A driveway providing off street parking which extends down the side of the house. To the front of the property there is a garden with mature shrubbery, and steps lead up to the door.

To The Rear

A fully enclosed rear garden which is mainly laid to lawn with a raised decked patio area.



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welcome to

Park Mount, Spofforth Harrogate

- Semi-Detached House
- Well Presented Throughout
- Three Bedrooms
- Driveway & Lawned Rear Garden
- Sought After Village Location

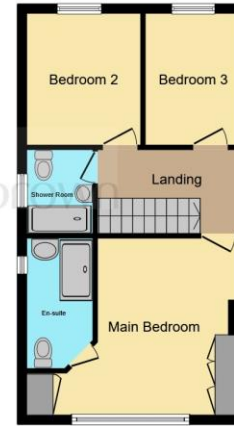
Tenure: Freehold EPC Rating: D

offers over

£425,000



Ground Floor



First Floor

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Property Ref:
HRG106725 - 0002

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