



17b High Street, Spofforth, Harrogate, North Yorkshire, HG3 1BQ

£329,950



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A modern and deceptively spacious three-bedroom semi-detached house with en-suite facilities, conveniently situated at the heart of this popular residential village.

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The well-appointed accommodation has modern kitchen and bathroom fittings, having the benefit of full gas central heating and double glazing throughout.

Spofforth has a good range of local amenities and is conveniently situated midway between the Harrogate and Wetherby.





## **GROUND FLOOR**

### **ENTRANCE HALL**

### **CLOAKROOM / WC**

### **LOUNGE**

Double-glazed window to front. Wood flooring and stone fireplace with living-flame gas fire.

### **DINING KITCHEN**

Double-glazed French doors leading to rear courtyard garden. Range of modern fittings incorporating Rangemaster gas stove, extractor hood above, dishwasher, washing machine and fridge / freezer. Attractive wood flooring.



## **FIRST FLOOR**

### **LANDING**

Fitted linen cupboard.

### **BEDROOM 1**

Double-glazed window to rear, fitted double and single wardrobes.

### **EN-SUITE SHOWER / WC**

### **BEDROOM 2**

Double-glazed window to front, fitted double wardrobe.

### **BEDROOM 3**

Double-glazed window to rear, fitted single wardrobe.

### **BATHROOM**

Double-glazed window to front. Modern white three-piece suite with shower attachment. Fully tiled walls and central heating towel rail.

### **OUTSIDE**

Small forecourt garden to front with path leading to front door. Attractive enclosed courtyard to rear with pleasant south-facing aspect. Single garage and off-street parking space to rear.

**Tenure** - Freehold

**Council Tax Band** - D







Total Area: 87.6 m<sup>2</sup> ... 943 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only.  
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