



VERITY
FREARSON

PHILLIS COTTAGE, CHAPEL LANE, SPOFFORTH, HG3 1BB

GUIDE PRICE £565,000

PHILLIS COTTAGE, CHAPEL LANE,

Spofforth, HG3 1BB

A beautiful and most individual three-bedroom detached house situated in a delightful position in the heart of the fashionable village of Spofforth.

This superb home was built in the last ten years, offers very stylish and well appointed accommodation. Sure to appeal to a range of buyers. An internal viewing is essential to appreciate the style and quality of the accommodation.

The property is located within the highly sought-after village of Spofforth, which is well served by excellent local amenities and is conveniently positioned for access to both Harrogate and Wetherby and access to the A1(M). The popular village primary school, the traditional shop and post office, or one of the two pubs, all add to a sense of great community.



Living Kitchen · Lounge · Cloakroom

3 Bedrooms · En-Suite · Bathroom

Off-Road Parking · Garden · Single Garage







ACCOMMODATION

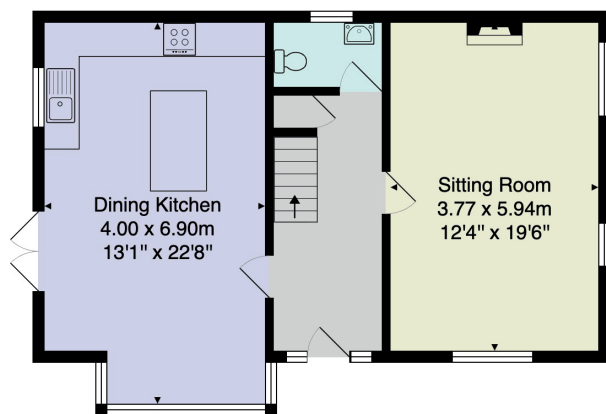
The accommodation in brief:

Entrance hall with wood flooring, stairs to the first floor, cloakroom and understairs cupboard. Good-sized lounge with wood flooring, gas fire and window to rear.

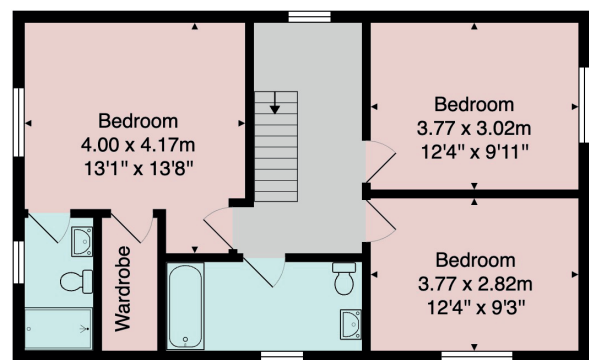
A particular feature to the house is the stunning living kitchen with generous kitchen and dining area. This superb room with tiled floor incorporating bay window to side, double doors onto the rear garden. The kitchen features a central island extensive range of wall and base units, integrated appliances and range cooker.

Landing with accommodation to roof void. Master bedroom with walk in dressing room and stylish shower room. two further good sized bedrooms and superb house bathroom with three-piece white suite and modern tiling.

FLOOR PLAN



Ground Floor



First Floor

Total Area: 122.1 m² ... 1315 ft²

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.

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Outside

Block paved driveway providing off-street parking, single garage, there is a paved patio and generous lawned garden with mature borders.

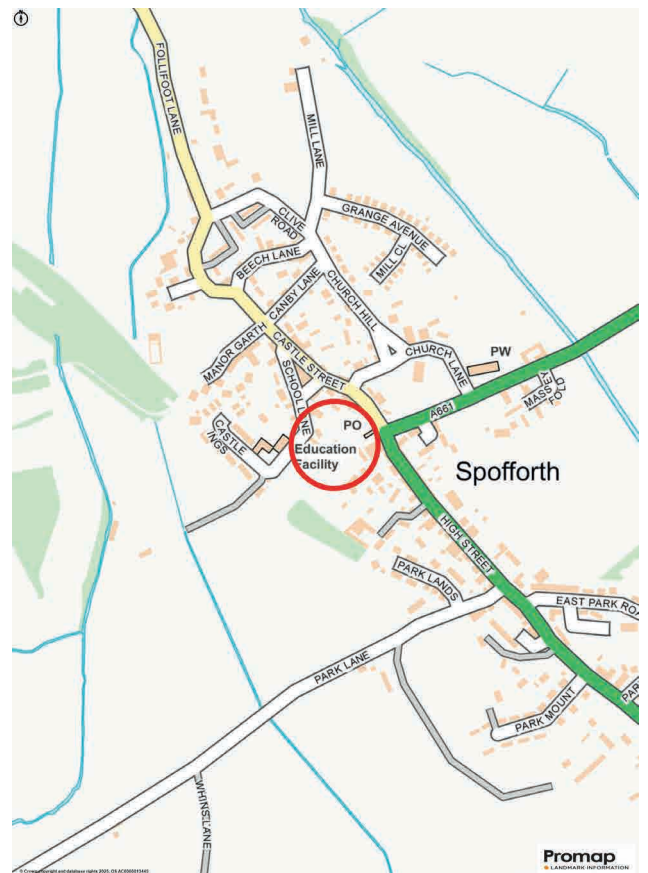
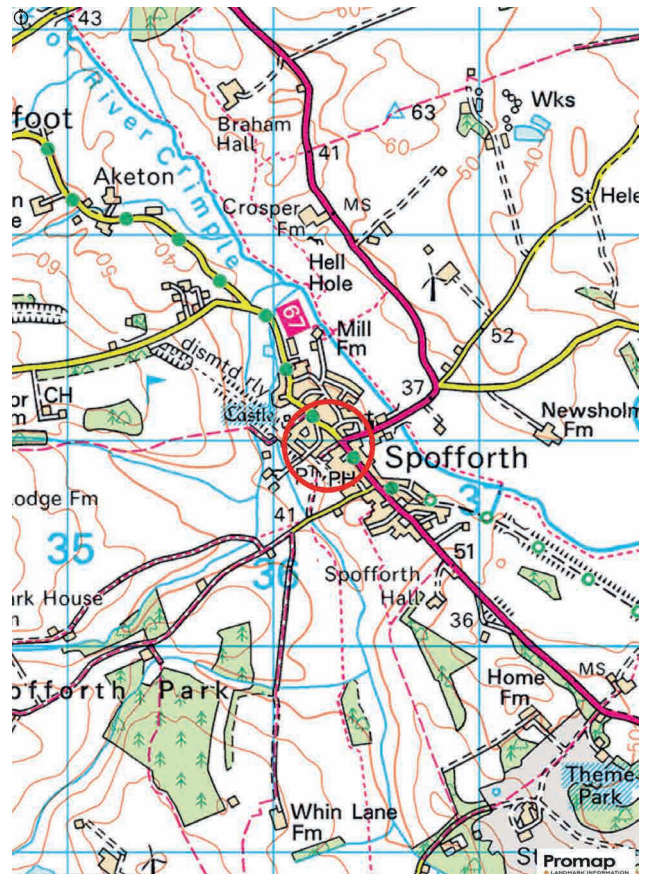
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		93
B (81-91)	84	
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
www.epc4u.com		

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