



**THE BUNGALOW, VILLAGE FARM  
MASSEY FOLD, SPOFFORTH**

**£749,950**  
**CHAIN FREE**

9 Albert Street, Harrogate  
North Yorkshire HG1 1JX  
Sales: 01423 503076  
Lettings: 01423 530744

These particulars are given as guidance only and are expressly excluded from any contract. They give no warranty as to the condition or description and any recipient must satisfy himself on all matters stated herein. The property is offered subject to contract and to its being unsold and unlet. Appointments for viewing and contract of all negotiations shall be through Nicholls Tyreman Estate Agent.

An exceptional opportunity to purchase this substantial detached bungalow, located in the much sought after village of Spofforth with its many amenities including village store, public house, church and historic castle ruins.

The property is in need of cosmetic improvements throughout and the benefit of an extensive loft area with good head height which is ideal for conversion - subject to the usual consents.

The accommodation comprises: Large entrance hallway, fabulous breakfast kitchen with doors leading to the rear gardens, spacious living room, four bedrooms, with the principal bedroom having a walk-in dressing area and doors leading to a deck, the second bedroom has an en-suite shower room and there is also a house bathroom.

The loft is accessible via an access hatch and offers great potential for further accommodation (subject to the necessary planning consents).

- 4 BEDROOMS**

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- 1 RECEPTION ROOM**

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- 2 BATHROOMS**

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- COUNCIL TAX: D**

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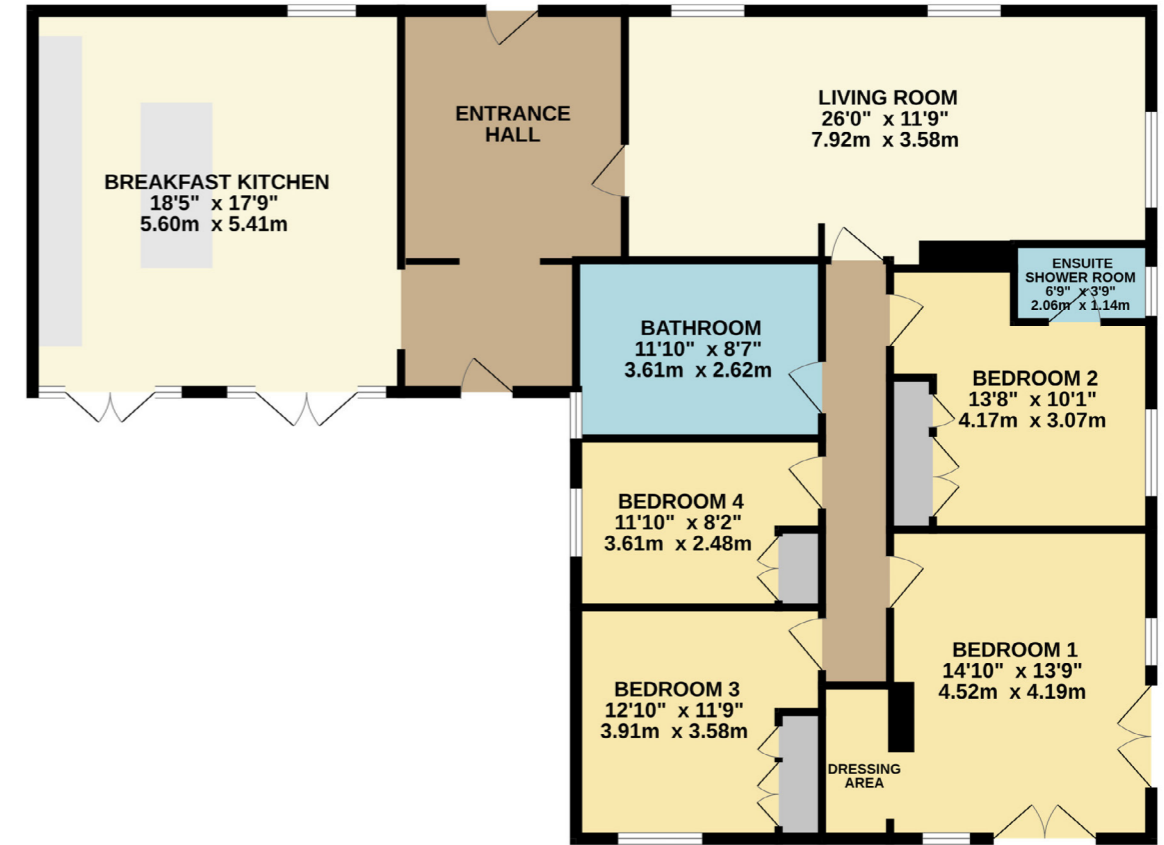
- ENERGY RATING: C**

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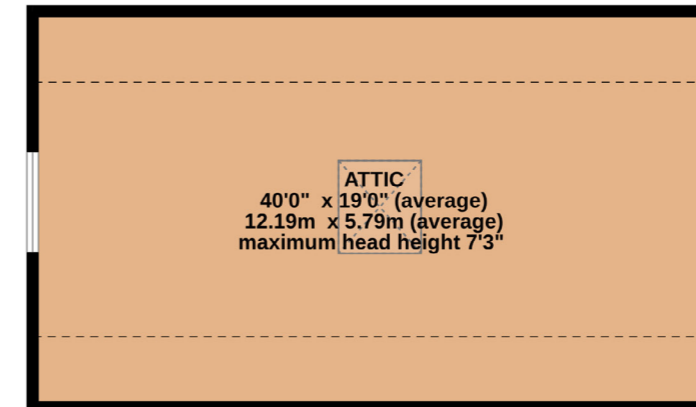
- TENURE: FREEHOLD**



GROUND FLOOR  
1576 sq.ft. (146.4 sq.m.) approx.



ATTIC SPACE  
629 sq.ft. (58.4 sq.m.) approx.



TOTAL FLOOR AREA : 2205 sq.ft. (204.8 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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## INSIDE

### GROUND FLOOR

Entrance Hall	12' x 10'9"
Living Room	26' x 11'9"
Breakfast Kitchen	18'5" x 17'9"
Bedroom One	14'10" x 13'9"
Walk-in Dressing Areas	8'6" x 3'7"
Bedroom Two	13'8" x 10'
En-suite Shower Room	6'9" x 3'9"





Bedroom Three                      12' x 11'9"

Bedroom Four                      11'10" x 8'2"

Bathroom                            11'10" x 8'7"

Attic Space                            40' x 19' (average)  
With a maximum head height of 7'3"



## OUTSIDE

There is a Hardstand with double opening electric gates leading to a drive area and extensive gardens to the front, side and rear.

The gardens also require work, but offer great space with vast potential (approximately 0.4 acres).

### DIRECTIONS - HG3 1AE

From Harrogate take the Wetherby Road (A661) and at the roundabout go straight across towards Spofforth. On entering the village turn left into Massey Fold.



### APPROXIMATE DISTANCES

Town Centre	5 miles
Railway Station	3.5 miles
Bus Route	350 metres
Airport	13 miles