

BATHROOM

2.97m x 2.44m (9'9" x 8'0")
A three piece white suite comprising panelled bath with shower and screen above, pedestal wash basin with tiled splashback, low flush w.c., wooden floor, exposed beams, Velux window and side window, heated towel rail.



TO THE OUTSIDE

Gravelled driveway to the side of the property leads round to a rear courtyard providing valuable off-street parking beyond which is a walled garden with raised lawn and borders with established bushes and shrubs. Two stone outbuildings. Outside lighting and water tap.



COUNCIL TAX

Band E (from internet enquiry).

GENERAL

Room measurements in these particulars are only approximations and are taken to the widest point.

None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

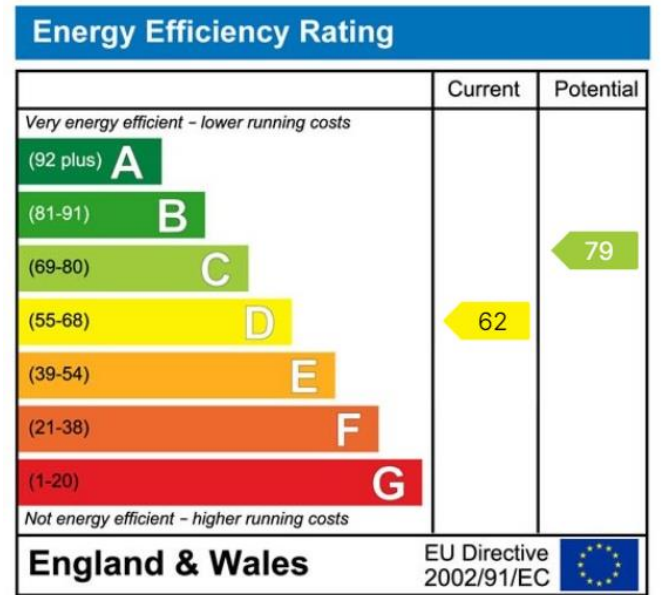
Please note : Only the fixtures and fittings specifically mentioned in these particulars are included in the sale of the property.

Photographs depict only certain parts of the property. It should not be assumed that the contents/furnishings, furniture etc photographed are included in the sale.

VIEWING

By appointment with the Chartered Surveyors Renton & Parr at their offices, Market Place, Wetherby. Telephone (01937) 582731

Details prepared November 2023



Spofforth ~ 3 Castle Street, HG3 1AP

An individual stone-built period property situated in the heart of the village providing character accommodation with single storey rear extension, ideal for granny annexe. Available with the benefit of No onward chain.

- 18th century character cottage with exposed beams and period features
- Single storey rear extension, ideal as a self-contained annexe
- Three excellent reception rooms
- Four bedrooms
- Two bathrooms
- Walled garden and off-road parking to rear

£525,000 PRICE REGION FOR THE FREEHOLD

3 4 2

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01937 582731
sales@rentonandparr.co.uk
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SPOFFORTH

Is an historical and attractive rural village renowned for its ancient castle ruins and disused railway footpath. With the benefit of two Public Houses, Church, Shop and Bus services the village is particularly well situated for commuting to both Wetherby and Harrogate with Leeds and the A1 also close by.

DIRECTIONS

From Wetherby proceeding along Spofforth Hill towards Harrogate along the A661 as far as Spofforth. At the mini roundabout take the first exit into Castle Street and the property is identified on the left hand side by a Renton & Parr for sale board.

THE PROPERTY

A rare opportunity to purchase a fine period property in the centre of the village, easily accessible to all local amenities. The property has a date stone of 1743 and includes a number of period features including exposed beams and inglenook fireplace. The property has also been extended to the rear and provides an ideal opportunity for an annexe, if required or is easily incorporated within the main accommodation.



Benefiting from gas fired central heating, the property does provide scope for some modernisation and improvement and in further detail giving approximate room sizes comprises :-

GROUND FLOOR

DINING HALL

6.65m x 3.96m (21'10" x 13'0")
With entrance door and two windows to front, exposed beams, staircase to first floor, inglenook fireplace, radiator.

LOUNGE

6.76m x 3.91m (22'2" x 12'10")
Having windows to front, fireplace along with gas stove, heavy beamed mantle exposed stone inset and hearth, built in cupboard, ceiling beams, radiator, three wall light points.



GALLEY KITCHEN

6.63m x 1.7m (21'9" x 5'7")
Having range of wall and base units including cupboards and drawers, worktops with tiled surrounds, stainless steel sink unit with mixer tap, oven, hob and hood above, quarry tiled floor, pelmet lighting, radiator, double glazed window to rear.



UTILITY ROOM

6.71m x 1.75m (22'0" x 5'9") overall
Including walk-in store room, plumbed for automatic washing machine, space for fridge freezer, Worcester gas fired central heating boiler, radiator, double glazed window, exposed ceiling beams, composite rear entrance door.

The following, living room, bedroom and shower room is ideal for a separate annexe, if required or easily incorporated within the main living space.

LIVING ROOM

3.58m x 5.05m (11'9" x 16'7")
Double glazed French doors and window, vaulted ceiling with Velux window, two radiators, cupboard housing Worcester gas fired central heating boiler, laminate floor.



BEDROOM ONE

4.27m x 3.58m (14'0" x 11'9")
Double aspect with double glazed windows to side and rear, vaulted ceiling, two wall light points, radiator.



SHOWER ROOM

2.51m x 1.96m (8'3" x 6'5")
Three piece suite comprising shower cubicle, low flush w.c., vanity wash basin, heated towel rail, tiled floor, double glazed window, extractor fan.



FIRST FLOOR

LANDING

With exposed beams, wide boarded floor, airing cupboard with insulated tank, Velux window, wall light points.

BEDROOM TWO

3.58m x 4.09m (11'9" x 13'5") plus recess
Exposed beams, sash window to front, Velux window to rear, further side window, vaulted ceiling, wide boarded floor, radiator.



BEDROOM THREE

5m x 2.97m (16'5" x 9'9") narrowing to 2.13m 7'0")
With two sash windows to front, built in wardrobe, radiator, 9ft high ceiling with exposed beams, wooden floor.

BEDROOM FOUR

3m x 2.95m (9'10" x 9'8")
Sash window to front, vaulted ceiling, exposed beams, wide boarded flooring, radiator.

BOX ROOM

4.39m x 1.52m (14'5" x 5'0")
With restricted headroom.