



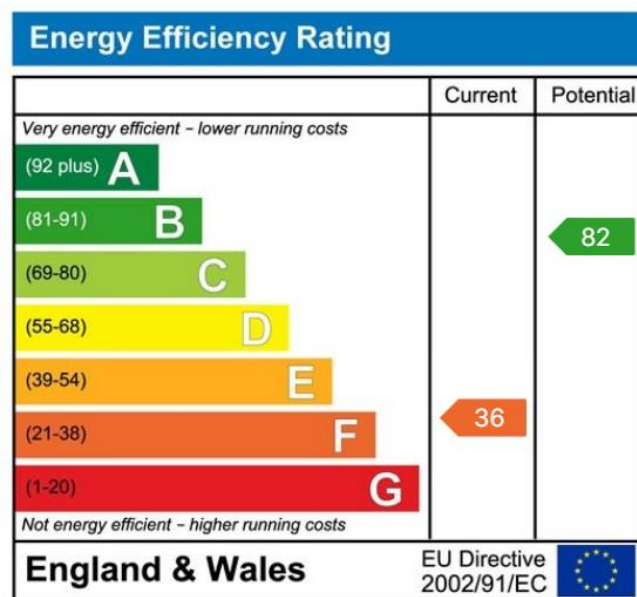
advice, which is of course confidential, and without obligation, please ask for further details.

All mortgages are subject to status and valuation. Any lender will require a charge on the property.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations are available on request.

Details prepared August 2024



SERVICES

We understand mains water, electricity and drainage are connected.

COUNCIL TAX

Band F (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

MORTGAGES

If you require mortgage facilities on this or indeed any other property we should be only too pleased to assist. We have a good connection with a leading Independent Mortgage Advisor who will offer free expert and impartial

MISREPRESENTATION ACT

Renton & Parr Ltd for themselves and for the Vendors or lessors of this property whose agents they give notice that :-

1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Renton & Parr Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



Spofforth ~ 1 Parklands, HG3 1DB

This individual three/four-bedroom detached family home is offered to the open market with the benefit of no onward chain and presents an exciting opportunity for further modernisation and reconfiguration to personal taste and preferences.

- Three/four bedroom detached family home
- Corner position on a desirable cul-de-sac
- Located within the heart of his popular and historic village
- Stone built with double glazed windows
- Gardens to front, side and patio to rear
- Available with no onward chain
- Scope for modernisation throughout

£475,000 GUIDE PRICE FOR THE FREEHOLD



CHARTERED SURVEYORS
ESTATE AGENTS
VALUERS

01937 582731

sales@rentonandparr.co.uk
rentonandparr.co.uk

All-round excellence, all round Wetherby since 1950

SPOFFORTH

Is an historical and attractive rural village renowned for its ancient castle ruins and disused railway footpath. With the benefit of a Public House having guest rooms, 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 enter the village along Park Rd, taking your fourth left onto Park Lane then first right onto Parklands. The property is immediately in front of you identified by a Renton & Parr for sale sign.

THE PROPERTY

Available with the benefit of no onward chain, this extended family home is presently used having three bedrooms and a study/dressing room of the guest bedroom.

The accommodation which benefits from UPVC windows and doors in further detail giving approximate room dimensions comprises :-

GROUND FLOOR

ENTRANCE HALL

With UPVC front door, glazed windows to side, oak staircase to first floor with matching internal oak doors.

LIVING ROOM

5.2m x 3.7m (17'0" x 12'1")

A lovely light room having double glazed bay window to front elevation and further window to side, stone fireplace with coal effect fire, T.V. aerial.



DINING ROOM

4.8m x 2.2m (15'8" x 7'2")

With double glazed window to front elevation, concertina door revealing open shelving as well as electric consumer unit and meters.



BREAKFAST KITCHEN

4.1m x 3m (13'5" x 9'10")

Comprehensively fitted with a range of wall and base units, cupboards and drawers, laminate worktops, inset one and a quarter sink unit with mixer tap, cooker with ceramic hob and extractor above, space and plumbing for automatic washing machine, fridge and freezer. Double glazed window to rear, as well as personnel door.



DOWNSTAIRS W.C.

A white low flush w.c., wash basin with tiled splashback, double glazed window to side.

FIRST FLOOR

LANDING AREA

With loft access hatch.

PRINCIPAL BEDROOM

5.92m x 3.76m (19'5" x 12'4")

A pleasant light room enjoying dual aspect having double glazed window to front and side elevation, fitted wardrobes, sliding mirrored doors, as well as a pair of built in wardrobes providing comfortable hanging space.



HOUSE BATHROOM

A modern white suite comprising low flush w.c., pedestal wash basin, part tiled walls, 'p' shaped bath with side door providing ease of access along with shower above and shower screen, window to front and side. Airing cupboard with water cylinder.



BEDROOM TWO

5.5m x 2.5m (18'0" x 8'2")

A through room with windows to both elevations, double internal doors leading to :-



DRESSING ROOM / STUDY AREA

4.16m x 2.23m (13'7" x 7'3")

Currently used as a study area having a pair of windows to front elevation, built in double wardrobe, doorway off the landing.

BEDROOM THREE

4.1m x 2.6m (13'5" x 8'6")

A further double bedroom with double glazed window to rear and built in wardrobe.



TO THE OUTSIDE

Enjoying a prominent position on this popular cul-de-sac within the heart of Spofforth village. The property enjoys generous block paved driveway to front revealing access to :-

INTEGRAL SINGLE GARAGE

With manual up and over door, light and power laid on.

GARDENS

Enjoying gardens to front, side and low maintenance courtyard to rear. The gardens boast deep well stocked flower borders, established hedging and shrubs as well as a raised embankment to one side.

