



TENURE

Freehold

COUNCIL TAX

Band D (from internet enquiry)

SERVICES

We understand mains water, electricity, gas and drainage are connected.

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 October 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Spofforth ~ 10 Parklands, HG3 1DB

A charming stone-built, three-bedroom end of terrace property, modernised throughout and immaculately presented, featuring a spacious open-plan kitchen. Nestled on a quiet cul-de-sac in the heart of this popular village, conveniently located between Wetherby and Harrogate.

- Attractive three-bedroom village property
- Modernised and tastefully decorated throughout
- Open plan kitchen with dining area
- Separate lounge
- Modern PVC double glazed windows and replacement doors
- Attractive front garden and low maintenance courtyard to rear
- Recently laid block paved driveway

£360,000 PRICE REGION



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.
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CHARTERED SURVEYORS
ESTATE AGENTS
VALUERS

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All-round excellence, all round Wetherby since 1950

Property Description

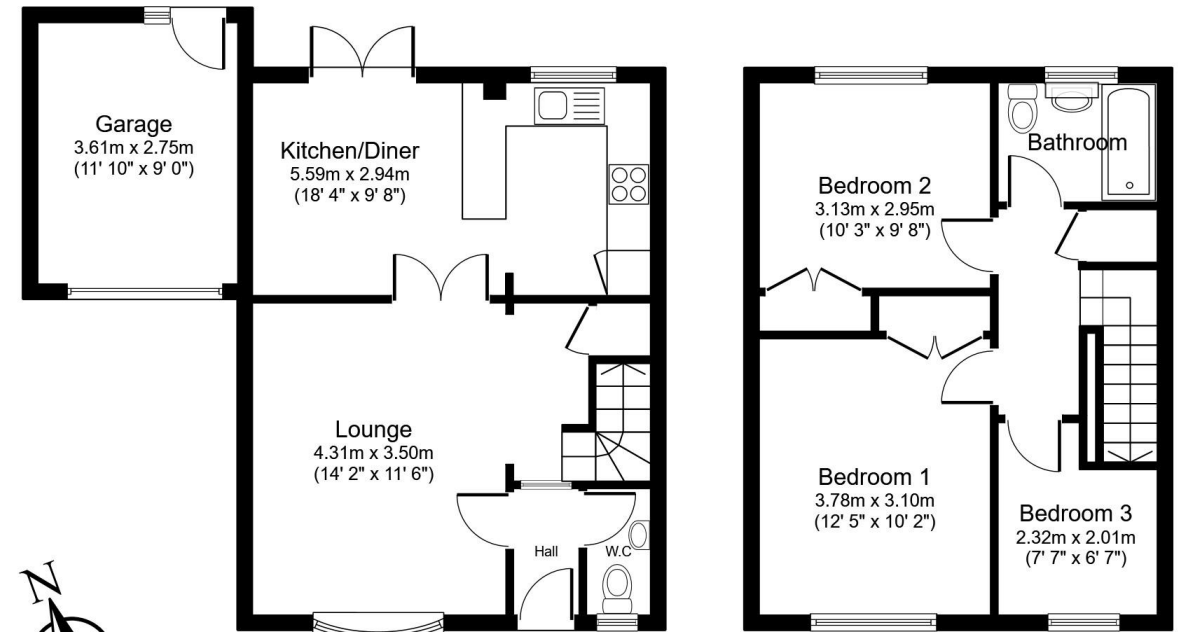
Located on a quiet cul-de-sac within the heart of this popular village, this modern end of terrace home offers the ideal opportunity for young families or downsizers alike. The accommodation which has been modernised in recent years benefits from gas fired central heating, double glazed windows and in further detail comprises:-

To the ground floor, the property features an entrance porch with a new front door and guest cloakroom W.C. The light and spacious lounge benefits from a bay window to the front and a staircase leading to the first floor with practical storage beneath. Internal double doors open into an open-plan dining kitchen with patio doors leading out to the private rear garden. The kitchen, installed in recent years, includes integrated appliances such as a fridge freezer, electric oven, gas hob, dishwasher along with space and plumbing for automatic washing machine.

On the first floor, a landing area provides access to the loft and an airing cupboard housing the gas boiler. The principal bedroom is a comfortable double room with fitted wardrobes. There are two further bedrooms, all served by a modernised house bathroom with white three-piece suite.

To the outside, the front garden is laid to lawn with raised borders, stone walling with a hedge and fenced perimeter. A newly laid driveway leads to a practical garage/store with door to rear garden. The low maintenance rear garden features stone flagging, planted borders, a greenhouse and fenced boundaries.

Spofforth is a 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.



NOT TO SCALE For layout guidance only
Total floor area 92.9 sq.m. (1001 sq.ft.) Approx (Including Garage)

