




10 Church Hill Spofforth
Harrogate, HG3 1AG
Guide Price £300,000

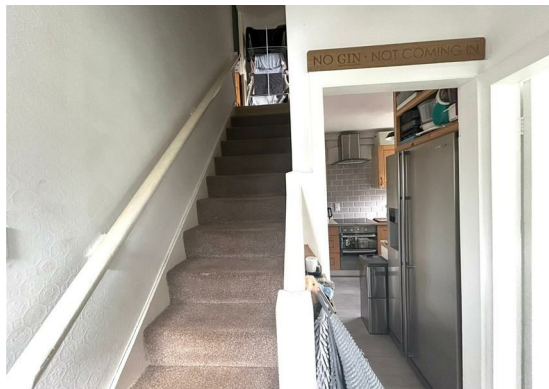
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FABULOUS INVESTMENT OPPORTUNITY! LARGE CORNER PLOT! CHARMING VILLAGE LOCATION! We as agents are delighted to have the opportunity to offer to the market this traditional, two bed semi detached family home nestled in a quiet side street in the ever popular and historic village of Spoffarth being 3 miles from Harrogate and close to Wetherby. The village offers local amenities. The bright and spacious living accommodation has the benefit of gas central heating and uPVC double glazing and briefly comprises: Entrance hallway, large living room with bay window, house bathroom, kitchen with a range of fitted wall and base units completing the downstairs. Carpeting stairs lead to the first floor landing with 2 good sized bedrooms. The property boasts a larger than average lawned rear garden n with mature trees as well as timber fence boundary, to the front is a lawned area with brick boundary and a gravelled driveway. An internal viewing is strongly recommended.



Entrance Hallway

uPVC entrance door, uPVC double glazed window to side, laminate flooring. Stairs to first floor.



Kitchen

uPVC double glazed window to rear, radiator, wall and base units with a counter top, electric oven and hob, space for appliances, gas combination boiler, power points, storage cupboard. Laminate flooring.

Living Room

uPVC double glazed bay window to front, radiator storage cupboard, power points, gas fire with surround. Laminate flooring.

Shower Room

uPVC double glazed window to side, radiator, walk in shower cubicle, wash hand basin, W.C.





Bedroom one

uPVC double glazed window to rear, fireplace, radiator, power points. Carpeted floors.

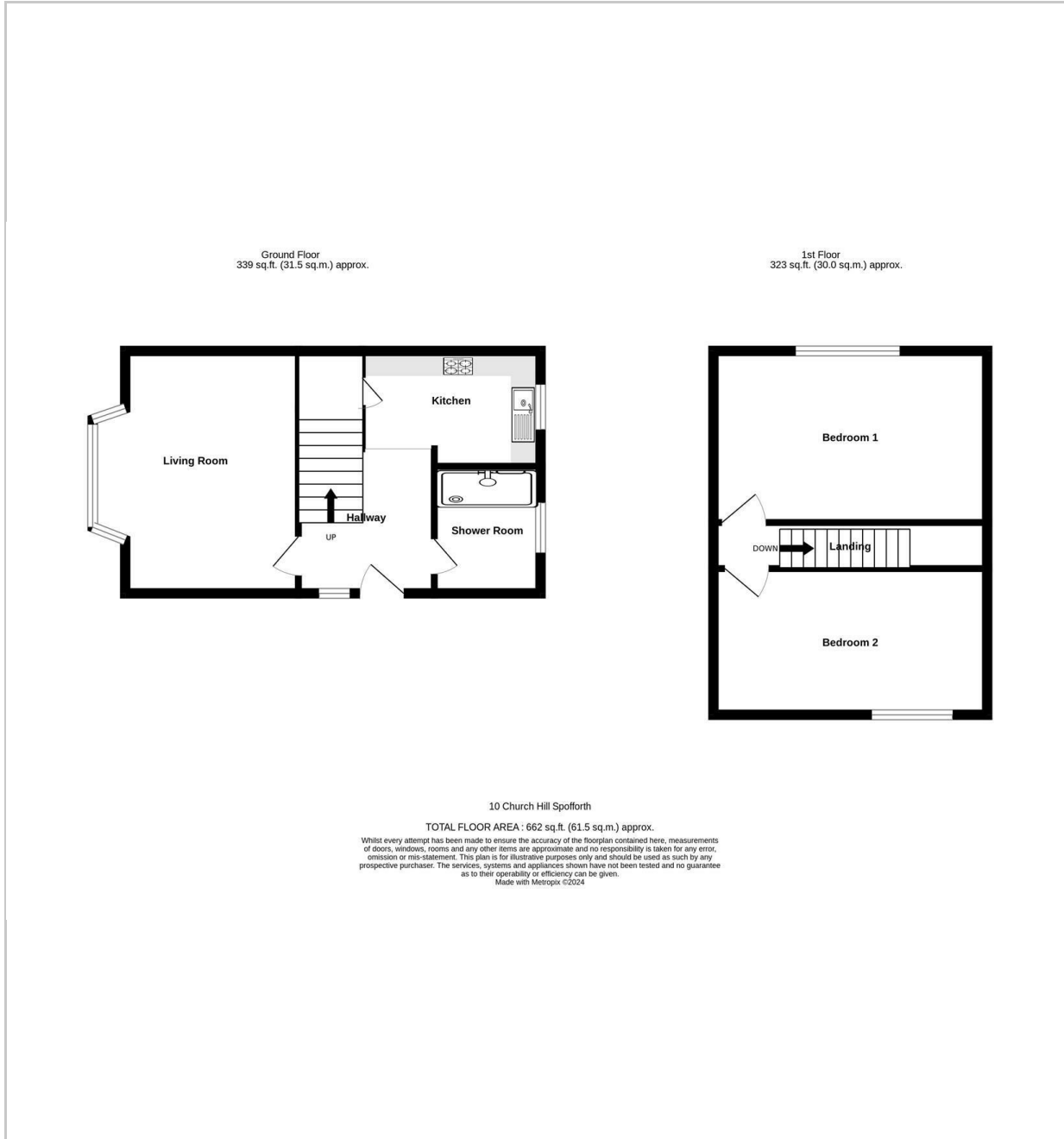
Bedroom Two

2 x uPVC double glazed window to rear, radiator, power points. Carpeted floors.

Outside

Rear lawn with mature trees and timber fence boundary, to the front is a large lawn area with brick wall boundary and a gravelled driveway.

FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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