



**36 Park Mount, Spofforth, Harrogate, North Yorkshire, HG3 1BN**

**£300,000**

Offers Over



## 36 Park Mount, Spofforth, Harrogate, HG3 1BN

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A superb and individual 3 bedroom semi-detached family home situated in a quiet and attractive position just off Park Mount, on the edge of open countryside.

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The property reveals extended and well appointed accommodation and is completed by extensive parking and good sized gardens.

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Park Mount is well situated in the heart of this popular village, with easy access to both Harrogate and Wetherby and well placed for A1(M) and daily commuting to Yorkshire Principal Districts. Spofforth village has a popular primary school, a traditional shop and post office and public house, which all add to a sense of great community.

An internal viewing is recommended to appreciate this attractive family home.







The accommodation benefits from electric central heating, uPVC double glazing comprises:

Entrance porch/utility, downstairs WC and understairs cupboard.

Good sized dining kitchen incorporating excellent range of wall and base units with fitted appliances and doors leading to conservatory with tiled floor.

Lounge with window to rear and log burner.

First floor

2 double bedrooms with built in wardrobes, 1 single bedroom with fitted shelving.

House bathroom incorporating 3 piece white suite with bath, wash basin, low flush WC and separate shower.

### **OUTSIDE**

Private and attractive rear gardens incorporating patio, shaped lawn, established borders and greenhouse.

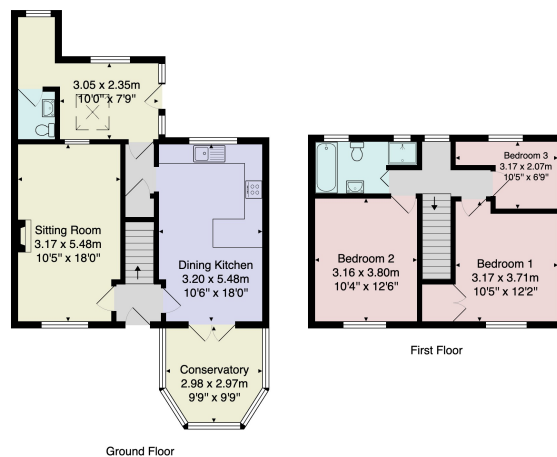
Long driveway leads to single garage.

**Tenure** - Freehold

**Council Tax Band** - B







Total Area: 104.5 m<sup>2</sup> ... 1125 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only.  
 No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.  
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## Verity Frearson

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