



5 Parklands, Spofforth, Harrogate, North Yorkshire, HG3 1DB

£475,000

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A well-presented four-bedroom detached home with garage and attractive gardens, situated on a quiet Cul-de-Sac within this popular village between Harrogate and Wetherby.

This superb property provides spacious and flexible accommodation comprising an impressive reception room with sitting and dining areas, a well-equipped kitchen with granite worktops, utility and downstairs WC. Upstairs there are four good-sized bedrooms and a modern bathroom. A driveway provides ample parking and leads to an integral garage, and there is an attractive rear garden together with a balcony providing an additional outdoor sitting area.

The property is located within the highly sought-after village of Spofforth, which is well served by excellent local amenities and is conveniently positioned for access to both Harrogate and Wetherby.





SITTING ROOM

A large reception room with sitting and dining areas. Fireplace with living flame gas fire.

DINING KITCHEN

A spacious kitchen and dining area with windows overlooking the garden and door to the side. The kitchen comprises a range of fitted units with granite worktops, range cooker, integrated fridge, freezer and dishwasher.

UTILITY

With fitted units and worktop. Space and plumbing for washing machine and tumble dryer.

CLOAKROOM

With WC and basin.

FIRST FLOOR

BEDROOM ONE

A double bedroom with fitted wardrobe.

BEDROOM TWO

A double bedroom with fitted wardrobe.

BEDROOM THREE

A good-sized double bedroom with glazed doors leading to a balcony.

BEDROOM FOUR

A further bedroom or ideal home office.

BATHROOM

A modern suite comprising WC, basin and bath with shower above. Airing cupboard.

OUTSIDE

A block-paved driveway provides parking and leads to an integral garage with electric door, light and power. There is an attractive rear garden with lawn, planted borders and patio. A balcony provides an additional outdoor sitting area accessed from the first-floor bedroom.

LOFT

Useable floor space of 5m x 8m with Velux sky light, could be used as a bedroom and bathroom.

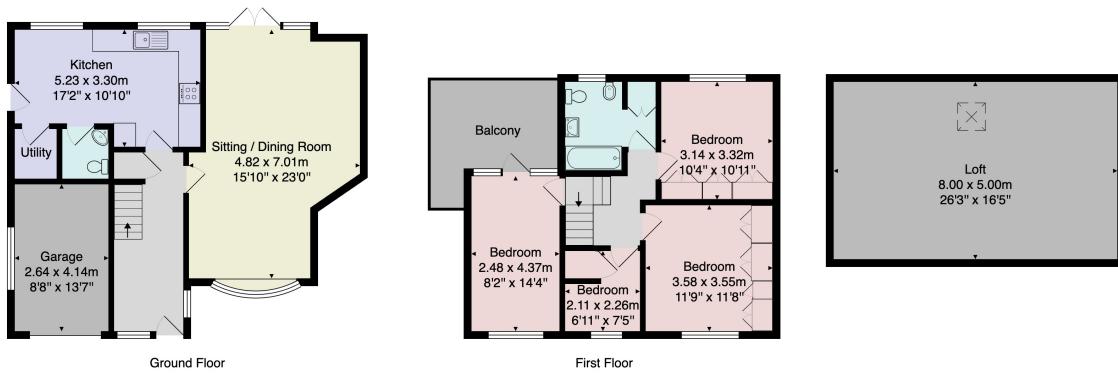
Agents Note

The property benefits from solar panels which heat the hot water.

Tenure - Freehold

Council Tax Band - F





Total Area: 112.5 m² ... 1211 ft² (excluding garage, balcony, loft)

All measurements are approximate and for display purposes only.

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Verity Frearson

26 Albert Street, Harrogate,
North Yorkshire, HG1 1JT

For all enquiries contact us on:

01423 562531

sales@verityfrearson.co.uk

