



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

£475,000



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

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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.

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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**

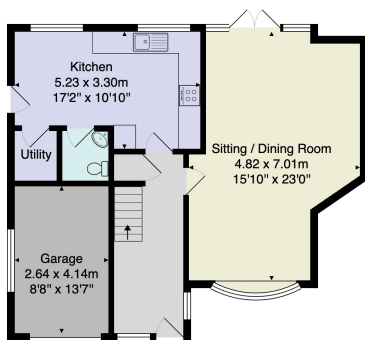
The property benefits from solar panels which heat the hot water.

**Tenure** - Freehold

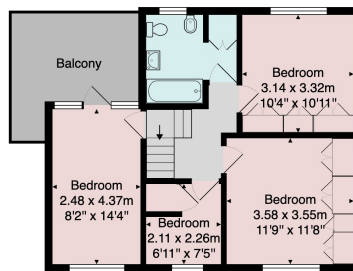
**Council Tax Band** - F



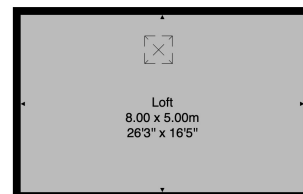




Ground Floor



First Floor



Total Area: 112.5 m<sup>2</sup> ... 1211 ft<sup>2</sup> (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@verityfearson.co.uk

Energy Efficiency Rating		Current	Potential
Most energy efficient - lower running costs			
A	(91-100)		
B	(81-90)		
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			
www.epcau.com			