



20 Park Road, Spofforth, Harrogate, North Yorkshire, HG3 1BS

£285,000

## 20 Park Road, Spofforth, Harrogate, HG3 1BS

---

A well-presented two-bedroomed end of terraced property situated in the heart of this sought-after village situated between Wetherby and Harrogate.

---

This super property provides spacious living accommodation with a separate kitchen. On the first floor there are two double bedrooms and a bathroom. To the rear of the property is an attractive garden with sunny aspect, a single garage and allocated parking space.

History surrounds Spofforth village, with its Norman church and the remains of a 12th Century castle. But equally, modern living is well catered for with easy access by car or bus to Wetherby, Harrogate and Leeds, including to good and outstanding secondary schools, or one can saunter to the village primary school, the traditional shop and post office, or one of the two pubs, which all add to a sense of great community.





### **SITTING/DINING ROOM**

A large open plan reception room with sitting and dining areas with glazed doors leading to the garden and brick fireplace with living flame gas fire. Under stairs cupboard.

### **KITCHEN**

With a range of fitted wall and base units with gas hob and integrated oven. Space for appliances.

### **FIRST FLOOR**

#### **BEDROOM 1**

A large double bedroom with vaulted ceiling and exposed wooden beams. Built in cupboard.

#### **BEDROOM 2**

A further good sized bedroom with vaulted ceiling.

#### **BATHROOM**

A white suite comprising WC, basin and bath with shower above.

#### **OUTSIDE**

The property has the benefit of a single garage and off-road parking. To the rear of the property, there is an attractive garden providing an excellent outdoor entertaining space.

**Tenure** - Freehold

**Council Tax Band** - D





Total Area: 67.7 m<sup>2</sup> ... 729 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.  
 Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

## Verity Frearson

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

For all enquiries contact us on:

01423 562531

sales@verityfrearson.co.uk

