



## White Horse Mews, Spofforth, Harrogate, HG3 1NE

- THREE BEDROOM HOUSE
- BEAUTIFULLY PRESENTED THROUGHOUT
- FULLY BOARDED LOFT

- SOUGHT AFTER LOCATION
- MODERN KITCHEN AND BATHROOM
- EPC RATING - C / COUNCIL TAX - E

**Asking Price £485,000**



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Hunters Wetherby are excited to present to the market this beautifully presented three bedroom end terrace/semi-detached family home in the sought after village of Spofforth. This property has been renovated to an exceptional standard with a finish that is rare to find. Boasting incredible decor, White Horse Mews would be ideal for those seeking a turn key home.

Upon entering the property, a large boot room provides great storage opportunities with fitted cupboards and a bench with extra drawer storage underneath. The stylish hard wood flooring is perfect for this high traffic area of the home.

The well sized lounge is the perfect space for cosy family living and the addition of the remote control gas fire set on a slate hearth with solid Oak mantle provides a calming atmosphere.

Through the living room is the immaculately designed kitchen diner. The kitchen boasts Quartz work surfaces and golden cabinet hardware and features a range of wall and base units. Integrated appliances such as the double oven, induction hob, dishwasher and fridge freezer add to the high level finish of this room. The kitchen also benefits from a wine cooler and breakfast bar, and ample space for a dining table, perfect for entertaining or more formal family dining.

To the side of the kitchen diner is a utility area, which provides space for a washing machine and dryer as well as additional fitted storage alongside a second integrated fridge freezer.

The downstairs is completed by a wc, comprising of a low level wc as well as a hand wash basin set upon a vanity unit.

An oak spindle staircase leads you to the first floor of the property, where you will find the three bedrooms, house bathroom and an airing cupboard.

The principal bedroom boasts a modern en-suite, comprising of a low level wc, twin sinks and walk in rainfall shower with an additional shower attachment. Fitted wardrobes with internal lights add to the bedroom's luxurious and sleek finish.

The second bedroom is also a spacious double benefitting from fitted wardrobes and the third is well sized with ample space for bedroom furniture.

The house bathroom is nothing short of impressive. A beautiful roll top bath sits as the central focal point to the space, and a low level wc with wash hand basin set upon a vanity unit with a light-up mirror complete the suite. A vintage style heated towel rail is a useful addition and ties in with the character of the bathroom.

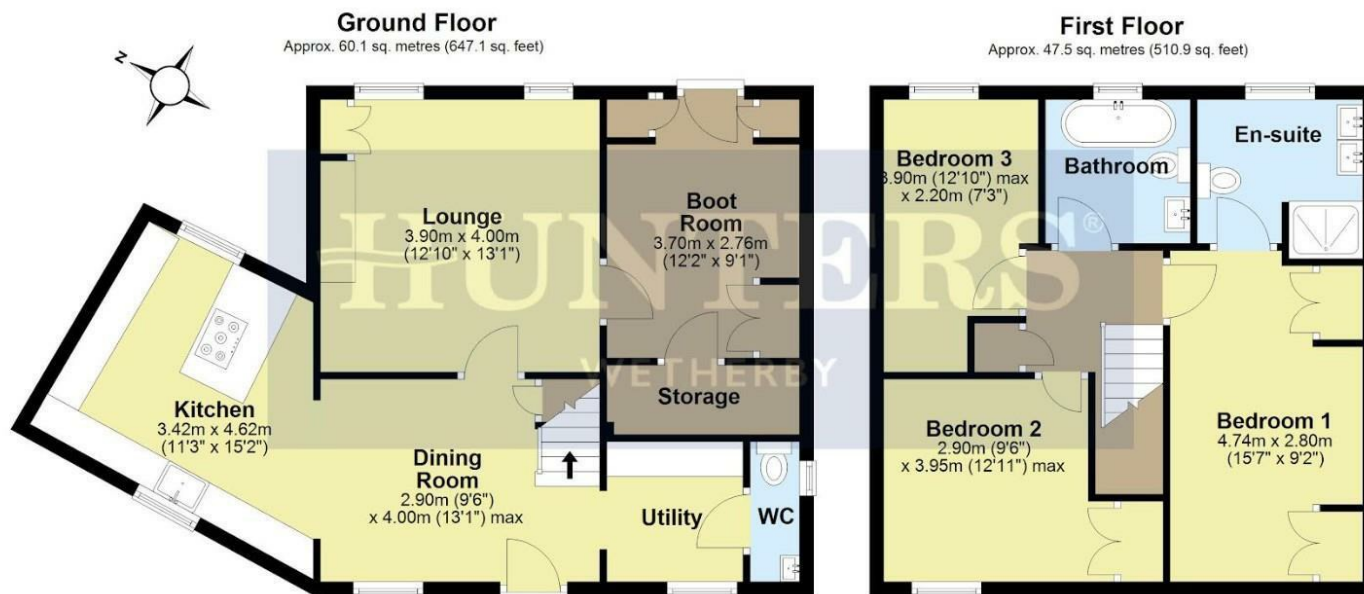
The kerb appeal this property offers is second to none with bright and fresh rendered external walls and beautiful sage green external doors. To the rear, a gravel driveway leads up to the solid Oak gallows bracket porch entrance and allows for off street parking. To the front is an Indian Stone patio set behind rendered walls, which is the perfect retreat for relaxing in the fresh air during those warmer months.

Hours of thought and work have been put into transforming this house into the spectacular home it is today, and a viewing is highly recommended to take in all it has to offer.



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Total area: approx. 107.6 sq. metres (1158.0 sq. feet)

All measurements are approximate and display purposes only.  
Plan produced using PlanUp.

### Viewings

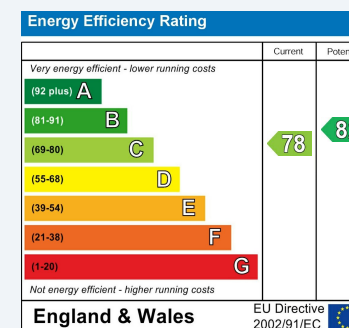
Please contact [wetherby@hunters.com](mailto:wetherby@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.