

5 SPENCERS HOLT
HARROGATE
HG1 3DL



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A fantastic opportunity to purchase this well presented five bedroom detached home situated on a popular residential estate to the north side of Harrogate close to local amenities, transport routes and sitting on the edge of Knox Country Park, leading to the Nidd Gorge, offering town and countryside living blended together

Entrance Hall | Living Room | Dining Room | Conservatory | Kitchen | Utility Room | Ground Floor wc | Office

Four Bedrooms | En- Suite Shower Room | House Bathroom

Garden | Garage

Council Tax: E | Energy Rating: TBC | Tenure: Freehold

£575,000





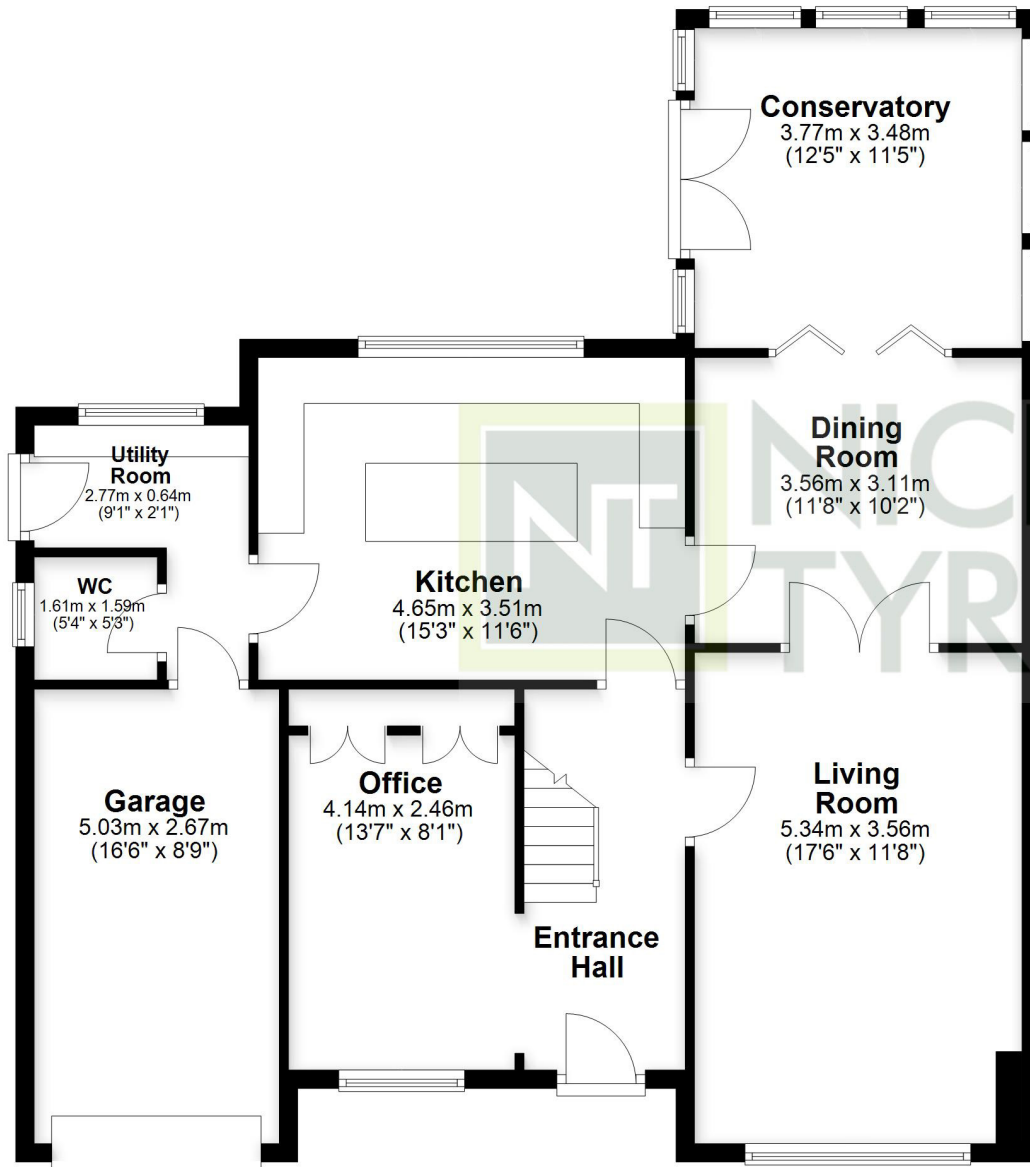
The property is offered with gas fired central heating and double glazing throughout and briefly comprises; entrance hall with stairs leading to the first floor, modern kitchen with fitted wall and floor units, built in appliances and a fantastic island with cupboards, hob and breakfast bar, separate dining room with double doors leading to a large living room on one side and folding doors leading into a lovely conservatory/sun room on the other. The ground floor is further enhanced by a useful office with storage cupboards and a utility room with wc.

To the first floor the property offers four bedrooms, all with built in wardrobe space allowing for flexibility with furniture. The main bedroom is a fantastic double bedroom and offers an en-suite shower room. The other three bedrooms are served by a lovely house bathroom comprising large bath with shower over, wc and wash basin.

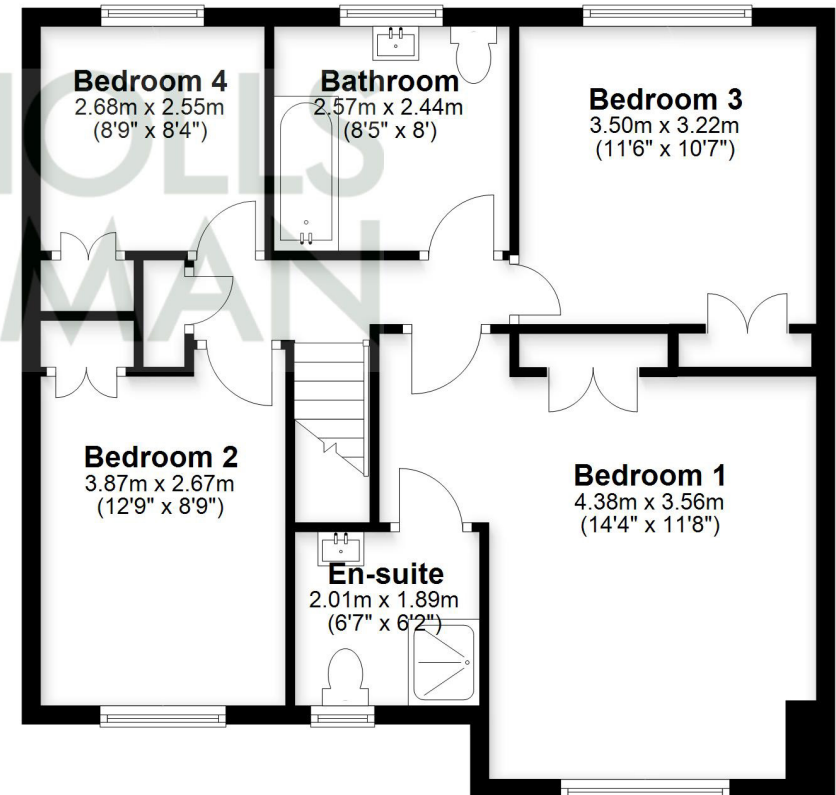
Externally the property provides off street driveway parking, single garage, front and side gardens and a fabulous rear garden offering garden laid to lawn, mature planted beds, a fantastic entertaining space with barbeque area, pizza oven and covered seating area and garden house.



Ground Floor



First Floor



Total area: approx. 165.0 sq. metres (1775.8 sq. feet)

This plan is for illustrative purposes only and is not to scale.
All measurements are approximate
Plan produced using PlanUp.





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Sales: 01423 503076 Lettings: 01423 530744

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These particulars are given as guidance only and are expressly excluded from any contract. They give no warranty as to the condition or description and any recipient must satisfy himself on all matters stated herein. The property is offered subject to contract and to its being unsold and unlet. Appointments for viewing and contract of all negotiations shall be through Nicholls Tyreman Estate Agent.