



Clive Road, Spofforth, Harrogate, HG3 1AT

- THREE BEDROOM
- EXCELLENT CORNER PLOT
- MODERN KITCHEN
- ATTRACTIVE VILLAGE HOME
- OFF STREET PARKING
- EPC RATING D / COUNCIL TAX B

Asking Price £325,000



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DESCRIPTION

Hunters Wetherby are proud to present to the market this beautifully presented three-bedroom end-terrace village home offering flexible accommodation, generous gardens to three sides, off-road parking, and exciting potential to extend further, subject to the necessary planning consents.

Occupying a quiet corner position within the highly sought-after village of Spofforth, this attractive home has been thoughtfully upgraded by the current owners to create a stylish, move-in-ready property perfectly suited to modern family living.

The accommodation benefits from gas-fired central heating and double glazing throughout and is entered via a welcoming central reception hall. The spacious full-depth sitting room provides an inviting living space, while a bright south-facing garden room enjoys pleasant views over the gardens and offers excellent versatility as an additional reception area. The garden room flows seamlessly into the recently fitted kitchen, which features an attractive range of shaker-style wall and base units, a Belfast sink, integrated electric oven, gas hob and fridge/freezer which creates a practical yet elegant heart of the home.

Completing the ground floor is a beautifully appointed house bathroom, finished with a stylish combination of contemporary tiling and panelling, and fitted with a three-piece suite comprising bath with shower over, wash basin, WC and heated towel rail.

To the first floor, the principal bedroom is a particularly attractive room with dual-aspect windows which allow natural light to flood the room. The en-suite shower area is a convenient addition to the room. There is a further double bedroom and a generously proportioned single bedroom, making the property ideal for families, downsizers or those seeking home-working space.

Externally, the property enjoys exceptional outdoor space. Set within gardens extending to three sides, the grounds are a true haven, featuring extensive lawns, mature planting, established hedgerows and a variety of colourful shrubs. Additional side garden areas provide further opportunities for outdoor enjoyment, while the rear courtyard-style garden offers a private entertaining space along with wooden sheds that are a useful for keeping all those tools and accessories safe. There is also ample off street available to the rear and is accessed via gates.

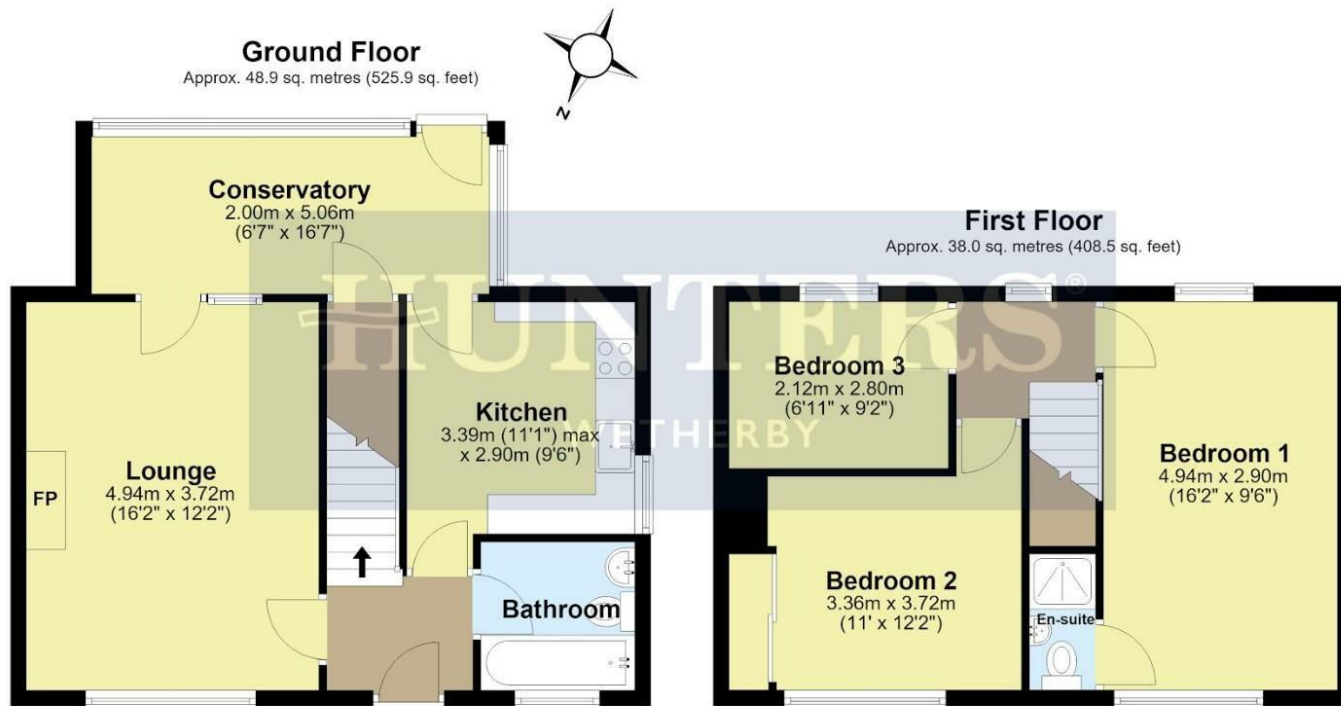
The property also presents clear scope for extension, allowing purchasers the opportunity to create a substantially larger home if required, subject to obtaining the relevant planning permissions.

Spofforth is one of the area's most desirable villages, renowned for its strong community spirit and excellent amenities, including a highly regarded primary school, village store, village hall, post office, public house & Bistro along with convenient access to open countryside. The village is ideally positioned within the 'GOLDEN TRIANGLE' for commuting, with excellent road links to Harrogate, Wetherby, York and the wider region. It is also home to Spofforth Castle which is perfect for walks and plays an important part of village life.

A wonderful opportunity to acquire a characterful village home offering charm, flexibility and future potential in an exceptional location.







Total area: approx. 86.8 sq. metres (934.4 sq. feet)

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

Viewings

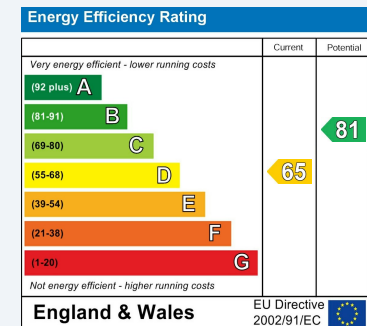
Please contact wetherby@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.

