



**TENURE**

Freehold.

**COUNCIL TAX**

Band D (from internet enquiry).

**SERVICES**

We understand mains water, electricity, gas central heating and drainage are connected.

**GENERAL**

Room measurements in these particulars are only approximations and are taken to the widest point.

None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

Please note : Only the fixtures and fittings specifically mentioned in these particulars are included in the sale of the property.

Photographs depict only certain parts of the property. It should not be assumed that the contents/furnishings, furniture etc photographed are included in the sale.

**VIEWING**

By appointment with the Chartered Surveyors Renton & Parr at their offices, Market Place, Wetherby. Telephone (01937) 582731

Details prepared November 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	77
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient – higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**Spofforth ~ 14 Grange Avenue, HG3 1AH**

An extended four bedroom semi-detached home in the heart of Spofforth, offered with no onward chain, the property provides excellent scope for modernisation and represents a superb opportunity to create a personalised family home in this highly sought-after village between Wetherby and Harrogate.

- Extended four bedroom semi-detached property
- Generous rear garden
- Side extension with undercroft parking
- Detached single garage
- Living rooms
- Separate dining room with access to conservatory overlooking rear garden with patio access
- Modern shower room
- Highly favoured Spofforth location, close to amenities, school and bus routes

**£335,000** PRICE REGION



**MISREPRESENTATION ACT**

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1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract.
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ESTATE AGENTS  
VALUERS

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## Property Description

An extended four bedroom semi-detached property occupying a generous plot with mature rear garden, complemented by a side extension with undercroft parking and a detached single garage to the rear. The property is now ready for modernisation and presents an exciting opportunity for buyers wishing to put their own stamp on a family home in one of the area's most sought-after villages. With double glazed units and gas fired central heating the accommodation comprises:-

To the ground floor, a welcoming entrance hall leads to a split landing staircase. The front-facing living room enjoys pleasant views and features a gas fire, while double internal doors open into a separate dining room. From here, access flows naturally into a conservatory at the rear. The conservatory, with UPVC double glazed windows, fitted eye level storage and single door to the patio, provides a delightful outlook over the mature rear garden. The kitchen itself is fitted with laminate worktops and base units, inset stainless steel sink, gas hob with cooker, space and plumbing for washing machine, space for fridge/freezer and a useful pantry cupboard. A single door leads conveniently to the undercroft parking at the side.

To the first floor, the principal bedroom is a comfortable double, fitted with quality furniture to two sides and enjoying front-facing views across farmland towards Harrogate. A second double bedroom benefits from built-in wardrobes and storage cupboards, while two further bedrooms, complete the sleeping accommodation. The modern shower room comprises a large walk-in shower cubicle with tiled walls, pedestal wash basin and separate WC.

Externally, the property is approached via a block-paved driveway providing off-street parking to the front, extending beneath a carport to the side and leading to the detached single garage. The front garden is neatly laid to lawn with established borders, while the rear garden rises in aspect, offering stone-flagged steps with handrail leading to an elevated hardstanding area, greenhouse and further garden space beyond.

Spofforth remains a highly favoured village, well served by a busy convenience store, bistro, and the Castle Inn pub and guesthouse. The property lies within walking distance of the local primary school and enjoys regular bus routes to both Wetherby and Harrogate. With no onward chain, this home represents a rare opportunity to acquire a property in a desirable location, ready to be updated and personalised to individual taste.



Grange Avenue 14, Spofforth, Harrogate



Gross internal floor area excluding Garage (approx.): 97.6 sq m (1,051 sq ft)  
Not to Scale. Copyright © Apex Plans. For illustrative purposes only.

