



7 East Park Road, Spofforth, North Yorkshire, HG3 1BH

**£315,000**

## 7 East Park Road, Spofforth, North Yorkshire, HG3 1BH

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A very spacious and well-presented four-bedroomed middle-of-terrace property with ample off-road parking and good-sized garden, situated in this delightful position in the heart of Spofforth, a popular village between Harrogate and Wetherby, well served by excellent village amenities.

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The generous accommodation comprises a large sitting room, together with modern kitchen and dining room, four good-sized bedrooms and modern bathroom. A paved driveway provides ample parking and to the rear of the property there is an attractive and good-sized garden with lawn and patio.

The property is situated in the heart of this desirable village situated between Harrogate and Wetherby, well served by excellent local amenities which include public house, shop and primary school. There is also a children's play park at the end of the road as well as the start of the Harland Way, a popular countryside walk and cycle path between Spofforth and Wetherby.





## GROUND FLOOR RECEPTION HALL

### SITTING ROOM

A large reception room with window to front and glazed doors leading to the garden. Fireplace with living-flame gas fire.

### DINING KITCHEN

A spacious L-shaped, kitchen and dining area with modern fitted kitchen comprising a range of wall and base units with gas hob, oven and space for appliances.



## FIRST FLOOR BEDROOMS

There are four good-sized bedrooms on the first floor.

### BATHROOM

A white modern suite comprising WC, washbasin and bath with shower above. Heated towel rail.

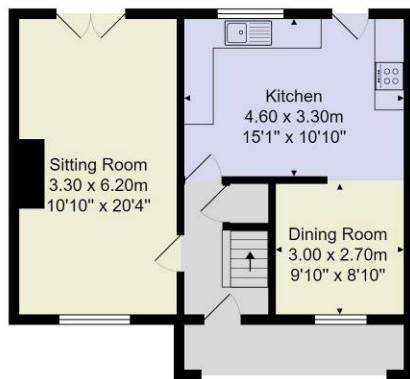
### OUTSIDE

A drive provides ample of road parking. To the rear of the property, there is a good-sized garden with lawn, sitting areas and timber garden shed.

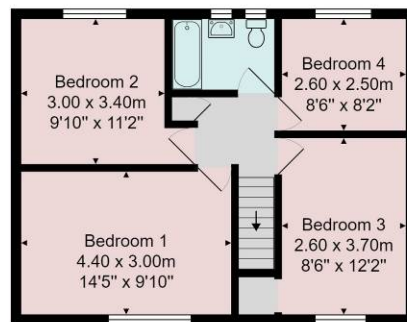
**Tenure - Freehold**

**Council Tax Band - C**





Ground Floor



First Floor

Total Area: 105.3 m<sup>2</sup> ... 1133 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

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## Verity Frearson

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
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