



VERITY  
FREARSON

HAZELDENE, SCHOOL LANE, SPOFFORTH, HG3 1BA

OFFERS OVER £525,000

# HAZELDENE , SCHOOL LANE,

*Spofforth, HG3 1BA*

**A beautifully renovated three-bedroom extended semi-detached which has been finished to an exacting standard, offering well-planned accommodation and benefitting from a large plot, superbly located in the centre of the fashionable Spofforth village.**

The ever popular village of Spofforth offers a primary school, church, castle ruins, village shop including a post office, the Castle Pub and Spofforth Cricket Club. Regular bus services run between Harrogate, Wetherby and Leeds. The property is also well placed for daily commuting to Yorkshire's principal business districts and the A1(M).

An internal viewing is essential to appreciate the style and quality of the generous living accommodation. Offered for sale with no onward chain,



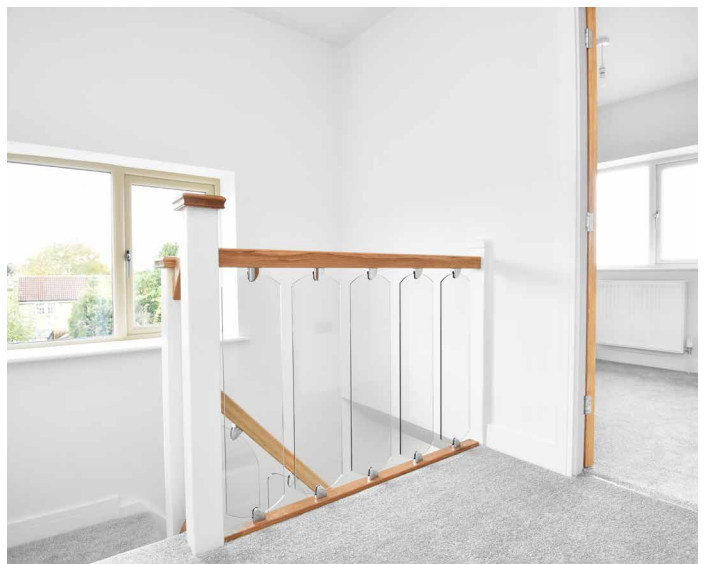
Lounge · Living Area · Study · Kitchen · Utility · Cloakroom

3 Bedrooms · Bathroom

Off-Road Parking · South-Facing Patio











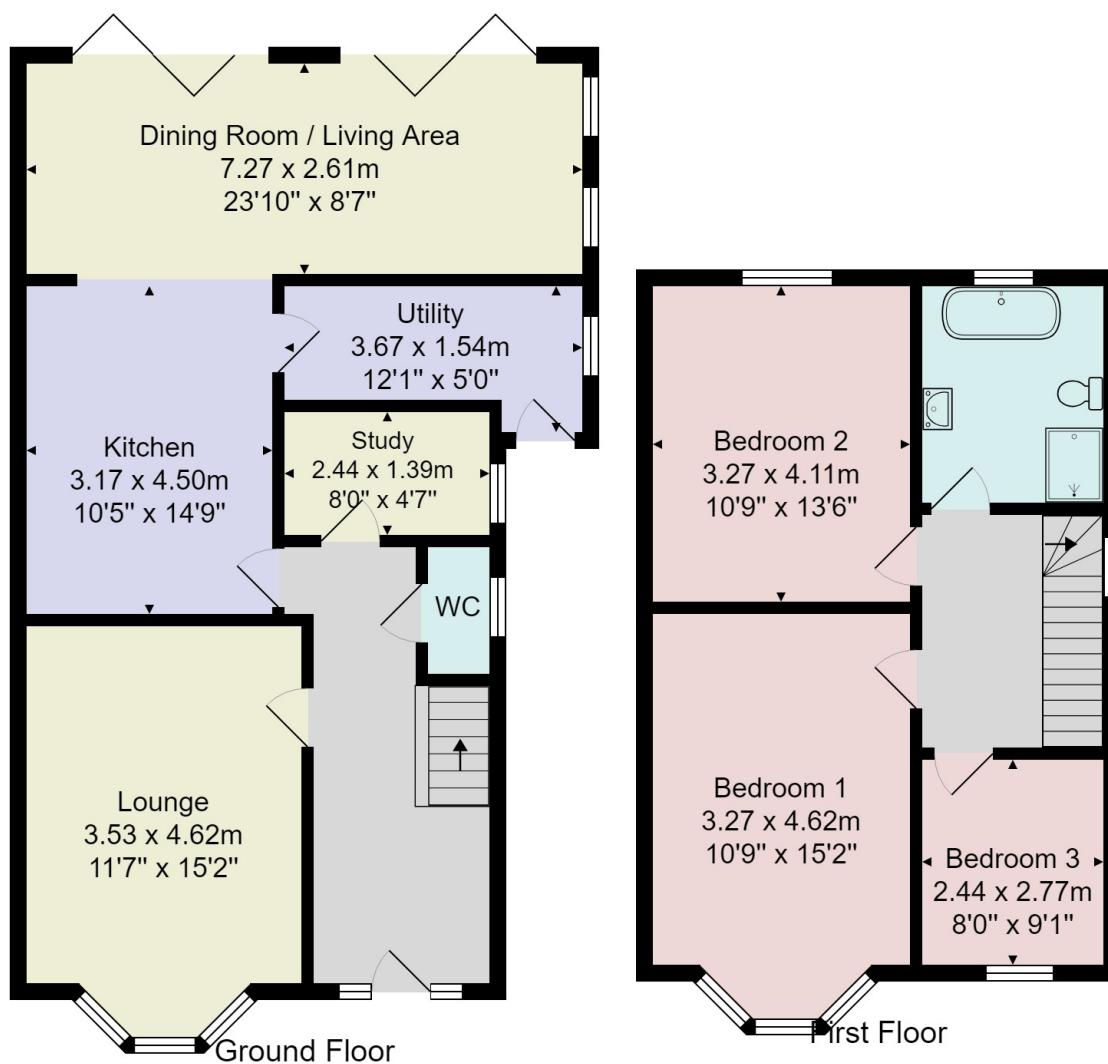
## ACCOMMODATION

With gas-fired smart central heating and newly fitted UPVC double glazing, the living accommodation comprises an external porch, entrance hall, downstairs WC, lounge with feature fireplace and bay window. A study area and an open-plan living kitchen with breakfast bar and quartz worktops. The kitchen is equipped with NEFF oven and microwave oven, induction hob, extractor, integrated fridge freezer and dishwasher. The open-plan living area features two sets of bi-folding doors opening out onto a private south-facing patio. There is also a separate utility with room for a washer and dryer / boot room with a side door entrance.

The staircase with an oak bannister and glass panelling leads to the upstairs landing, from which there is a spacious master bedroom, a second double bedroom, and a good-sized third bedroom. The luxury house bathroom includes a free-standing bath, walk-in shower, WC and vanity unit. There is also a large loft which offers further potential for boarding and storage or more accommodation, subject to current building regulations and planning consents.

Outside, there is a shared driveway leading to the private parking area with space for multiple vehicles. A newly laid lawn at the front of the property. To the rear a south-facing paved patio offers a fantastic seating and entertaining space with outdoor power and lighting.

# FLOOR PLAN



Total Area: 132.0 m<sup>2</sup> ... 1421 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.

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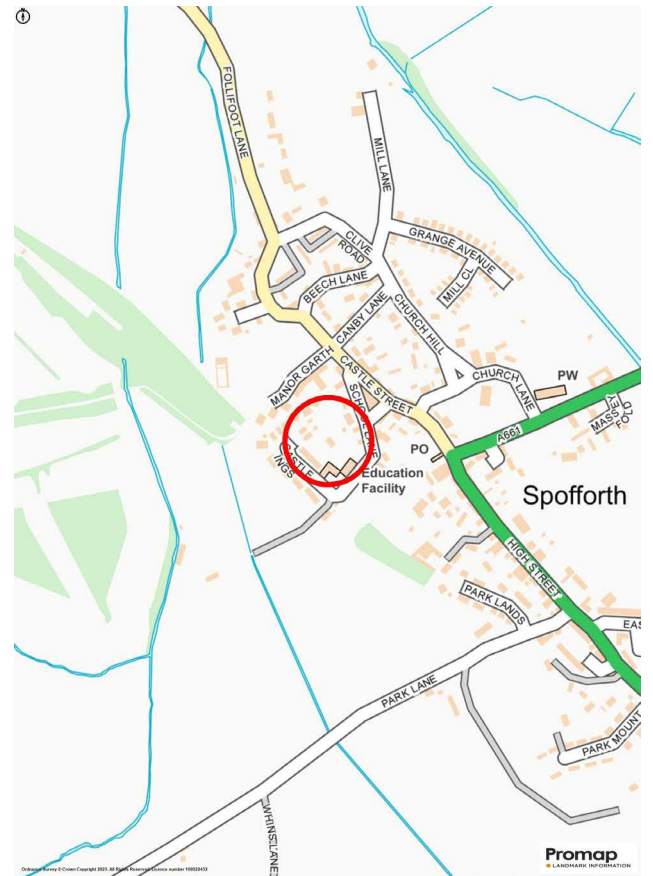
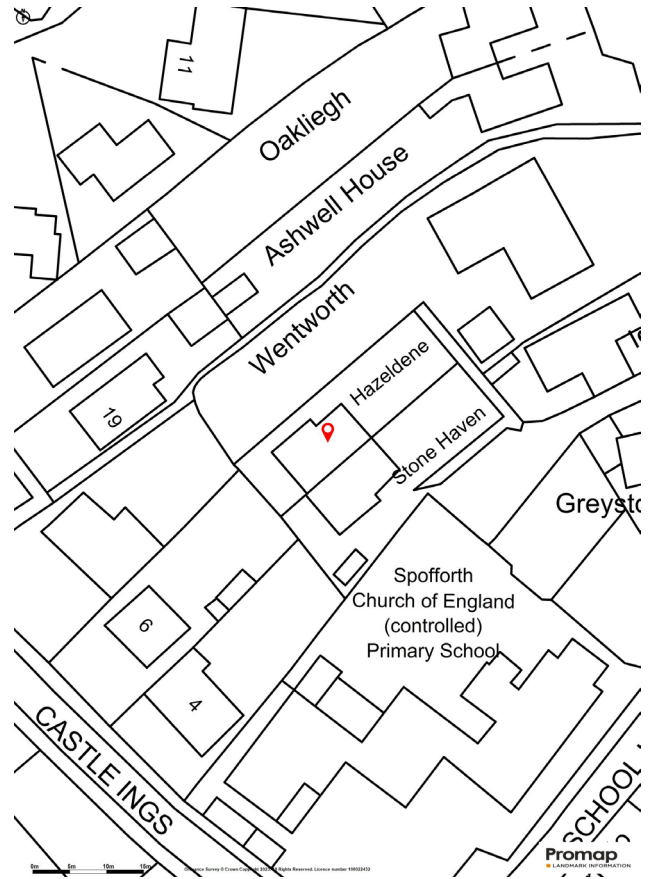
**Services**

All mains services connected.

**Tenure**

Freehold

**Council Tax Band - E**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	70	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

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