



VERITY
FREARSON

7 MILL CLOSE, SPOFFORTH, HARROGATE, HG3 1AJ

GUIDE PRICE £435,000

7 MILL CLOSE,

Spofforth, Harrogate, HG3 1AJ

A beautifully presented three-bedroom detached property situated on a quiet cul-de-sac within the heart of the popular village of Spofforth.

The property has been extended and modernised by the current owners to now reveal high-quality accommodation which comprises a enlarged reception hallway with downstairs WC, two reception rooms, including the sitting room which has a gas stove and a glazed door leading to the garden, and a modern kitchen with stylish new units and appliances. Upstairs, there are three good-sized bedrooms with delightful views and a newly fitted bathroom. A block-paved drive provides access to a single garage, and to the rear of the property there is a large and attractive garden with lawn, well-stocked borders and sitting areas.

The property is located in a quiet position in the heart of this highly sought-after village, situated between Harrogate and Wetherby and is well served by excellent local amenities which include a public house, Mediterranean bistro, shop, primary school, historic castle and grounds, and nearby fishing and golf.



2 Reception Rooms · Kitchen · Cloakroom

3 Bedrooms · Bathroom · Boarded Loft

Off-Road Parking · Single Garage · Large, Secluded Rear Garden







ACCOMMODATION

GROUND FLOOR

RECEPTION HALL

The property has been extended and has an enlarged hallway with under-stairs cupboard.

CLOAKROOM

With WC and washbasin.

SITTING ROOM

A spacious reception room with a picture window and glazed door overlooking the garden and a gas stove with oak mantel.

DINING ROOM

A further reception room providing a dining area with dual aspect windows, overlooking the front.

KITCHEN

A modern kitchen with a stylish range of wall and base units. Rangemaster cooker, integrated fridge, freezer, dishwasher and plumbing for a washing machine (included in the sale). Windows to side and rear and door leading to the garden.

FIRST FLOOR

LANDING

Fitted airing cupboard with radiator.

BEDROOM 1

A large double bedroom with fitted wardrobes and window overlooking the garden.

BEDROOM 2

A double bedroom with fitted wardrobes. Window to rear with attractive views over countryside and towards the church.

BEDROOM 3

A further bedroom or office.

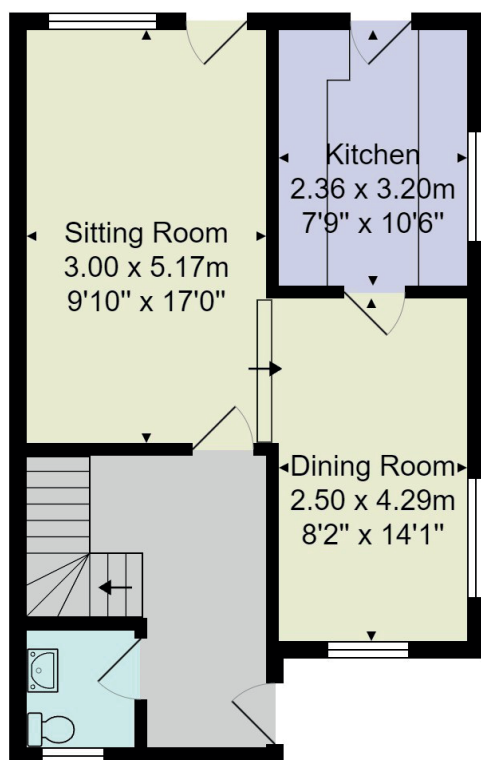
BATHROOM

A white suite comprising WC, washbasin set within a vanity unit, bath and separate shower cubicle. Heated towel rail. Tiled walls and floor.

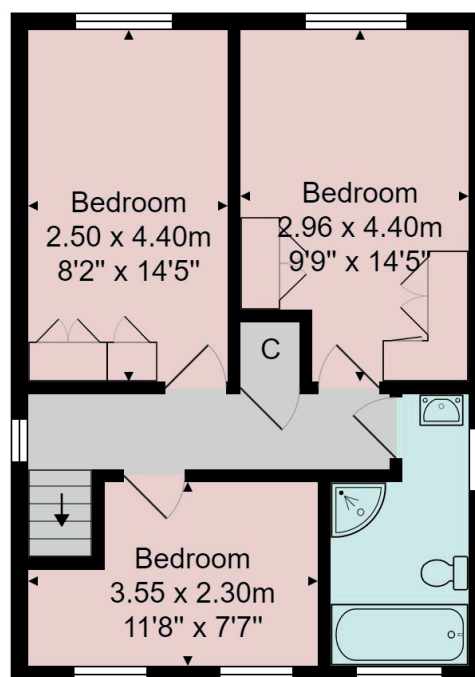
LOFT

A pull-down ladder leads to a boarded loft providing useful storage space with light and power.

FLOOR PLAN



Ground Floor



First Floor

Total Area: 90.2 m² ... 970 ft²

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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Outside

A block-paved drive provides ample parking and leads to a detached single garage with up-and-over door, light and power. An open porch built of oak leads to the front door. A particular feature of this home is the delightfully private and secluded large south-facing rear garden, which incorporates various sitting areas, including an attractive main patio area, good-sized lawn and well-stocked borders. Useful timber garden shed, outdoor lights and power.

Agent's Note

The property has undergone a significant refurbishment programme in recent years to include a front porch extension, a brand-new roof, new kitchen and bathroom, new exterior windows and doors, new boiler and radiators, new electrical wiring throughout and new block-paved driveway.

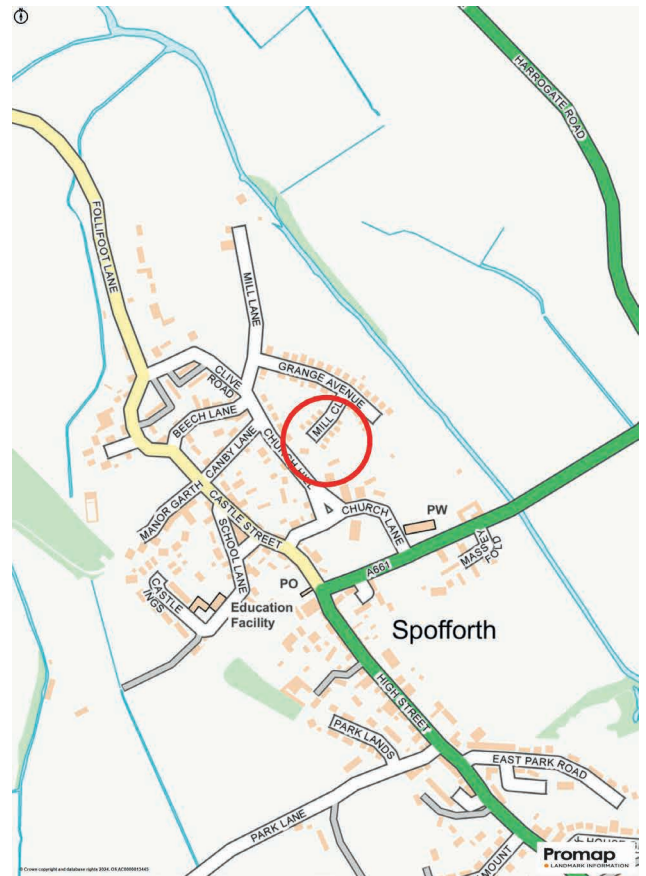
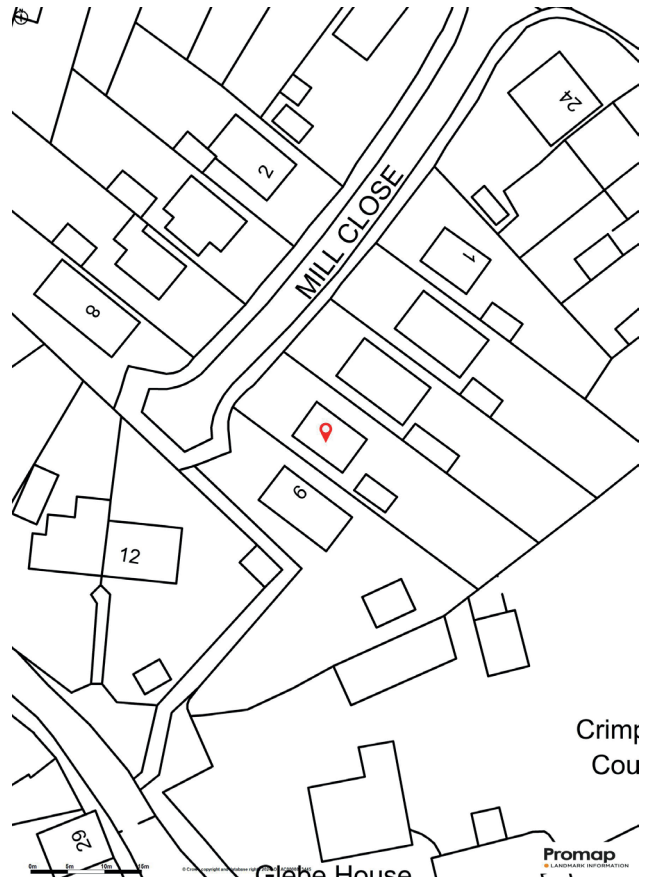
Services

All main services connected, including internet.

Tenure

Freehold

Council Tax Band - E



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

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