



23 East Park Road, Spofforth, Harrogate, HG3 1BH

**£132,000**

Shared Ownership



## 23 East Park Road, Spofforth, Harrogate, HG3 1BH

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A spacious and very well-presented two-bedroom semi-detached house with garden and driveway parking, situated in this desirable village between Harrogate and Wetherby.

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This modern property is available to purchase as a shared ownership house, with 50% available to purchase on a long leasehold basis. On the ground floor. There is a spacious reception room with glazed doors leading to a garden and there is a well-equipped modern kitchen and downstairs WC. On the first floor, there are two good sized double bedrooms and a modern bathroom. A driveway provides parking and there is an attractive rear garden with lawn and patio.

The property is situated in a quite position in the heart of this desirable village, situated between Harrogate and Wetherby, and is 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**

With under-stairs cupboard.

### **CLOAKROOM**

With WC and washbasin.

### **SITTING ROOM**

A spacious reception room with sitting and dining area. Glazed doors lead to the garden.

### **DINING KITCHEN**

With a range of fitted units with gas hob and oven. Space and plumbing for appliances. Space for dining table.



## **FIRST FLOOR**

### **BEDROOMS**

There are two good-sized double bedrooms on the first floor.

### **BATHROOM**

A white suite comprising WC, washbasin, and bath with shower above.

### **OUTSIDE**

A drive provides off-road parking. There is an attractive and good sized rear garden with lawn and patio.

### **AGENT'S NOTES**

The property is a shared ownership property with 50% available to purchase. The remaining 50% is owned by Accent Housing.

The property is long leasehold, with a remainder of a 125 year lease dated 2009.

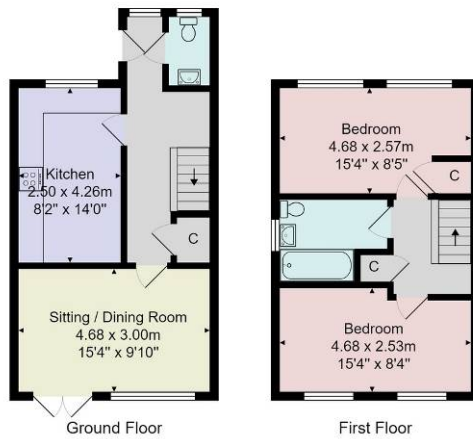
Rent is payable on the unowned 50% share of the property which is currently £286pcm.



### **Council Tax Band - B**







Total Area: 73.0 m<sup>2</sup> ... 785 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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## Verity Frearson

26 Albert Street, Harrogate,  
 North Yorkshire, HG1 1JT

For all enquiries contact us on:

01423 562531

sales@verityfrearson.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		91
(81-91)	B		
(69-80)	C	78	
(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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