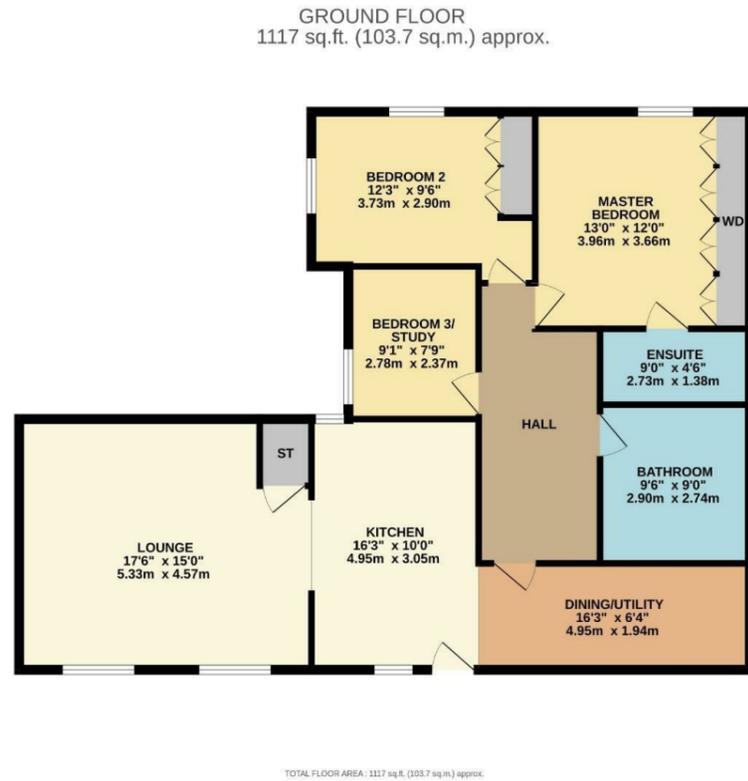
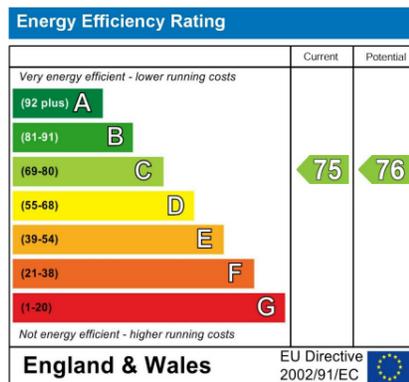


Floor Plan



Energy Performance Certificate



Directions

Proceed out of Harrogate on Wetherby Road. Continue straight at the Kestrel roundabout and follow the road into the village of Spofforth. With the Castle pub straight ahead of you turn left at the mini roundabout. Continue out of the village and on the right hand side is Nickols Lane. Follow the driveway towards the main house and follow the road round to the right where there are 2 parking spaces on your right hand side.

Council Tax Band E Tenure Leasehold

Agents Notes

We do not set out to avoid our civil and criminal liabilities by using clever use of word or photography however it is not always possible for us to guarantee that everything in our sales material is accurate. We strongly recommend that prospective purchasers seek their own professional advice. No responsibility can be accepted for any expenses incurred by intending Purchasers. We do not check or guarantee the condition of appliances, services or equipment. Equally any verbal statement from our staff forms no point of a contract. If you require written confirmation on any point we will gladly assist.



£399,999

3 Spofforth Hall Nickols Lane, Spofforth, Harrogate, HG3 1WE

3 Bedroom Apartment - Conversion

A fantastic opportunity to acquire an impressive three bedroomed apartment which is beautifully presented and offers spacious accommodation benefitting from its own garden, allocated parking and a great location on the fringe of the ever popular village of Spofforth.



HOPKINSONS
ESTATE AGENTS

16 Princes Street, Harrogate, HG1 1NH
Telephone: 01423 501 201
info@hopkinsons.net

Description

The Property

With gas fired central heating the living accommodation comprises its own private entrance door, modern fitted kitchen with integrated appliances; fridge and freezer, dishwasher, eye level double oven, a gas hob and a utility area with plumbing for washing machine and space for a tumble dryer. The kitchen opens into the spacious lounge with an electric fire with surround and two feature windows with lovely views over the patio garden.

The hallway leads to the master bedroom with a full wall of fitted wardrobes and ensuite shower room with a walk in shower, w/c and hand basin. Second double bedroom with fitted wardrobes, third bedroom which is currently used as a snug but could also create a pleasant office and then the spacious house bathroom with separate bath, w/c, hand basin and large walk in shower.

Spofforth Hall

Spofforth Hall is approached via a private driveway leading to the allocated parking with additional visitor parking, private grounds are for the exclusive benefit of all the residents extending to approximately 5 acres of lawned garden areas which include picnic tables, flowered borders and extensive views over open countryside and woodland. For those who love walking, there are many walkways to Sicklinghall and other nearby villages and all easily accessible from the property.

Outside

Outside there are two allocated parking spaces for number 3, with additional visitor parking space. Through the entrance gate are steps that lead down to a lovely patio garden which creates a pleasant seating/entertaining area with raised beds and a greenhouse.

Surrounding Area

Spofforth is well served by local amenities including an excellent Primary school, village shop which opens 7 days a week, post office, public house, Bistro and excellent bus services. For those requiring more, the town centres of Wetherby and Harrogate are only a short distance away. Indeed, Spofforth is in the catchment area for the outstanding Secondary schools that Harrogate has to offer. The property is well placed for the A1 and all major road networks leading to the larger financial centres.

AGENTS NOTES

MAINTENANCE/SERVICE CHARGE - £240.23PCM, GROUND RENT - £200 P/A, SUB-LET & PETS ALLOWED WITH DIRECTORS PERMISSION.

