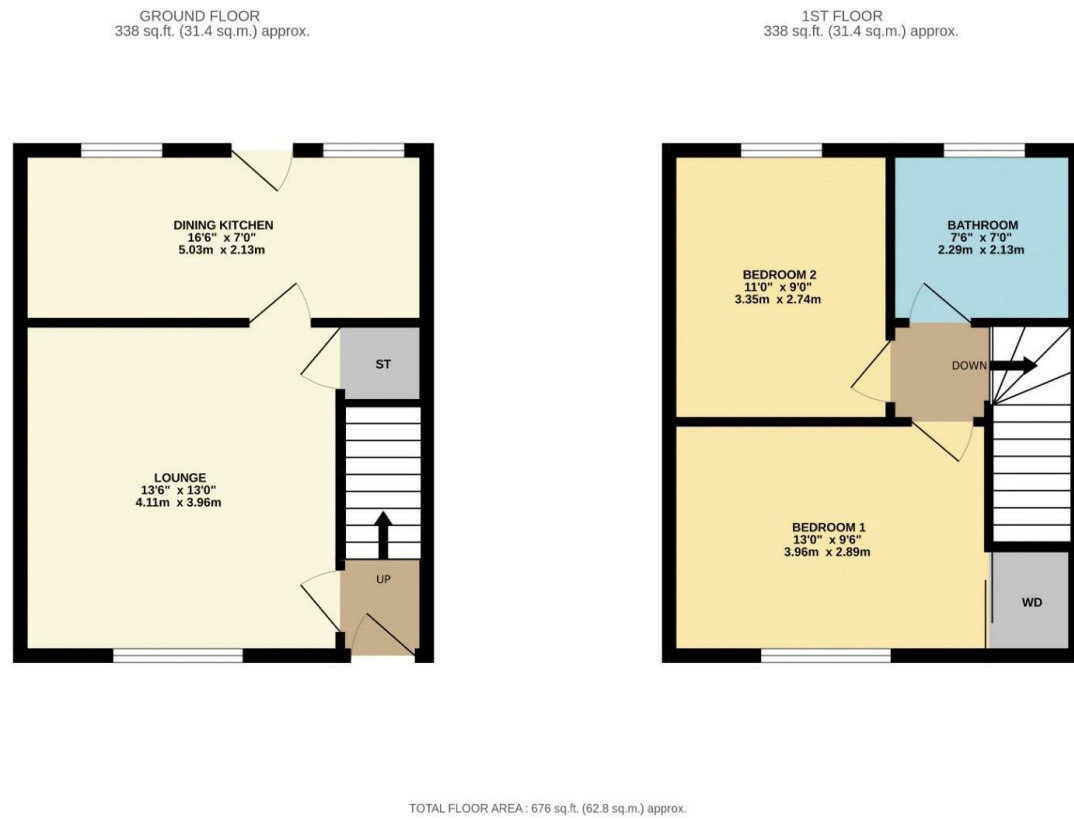
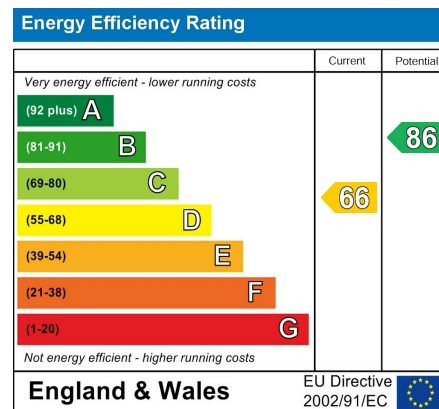


Floor Plan



Energy Performance Certificate



Directions

From the Empress roundabout proceed out of Harrogate on Wetherby Road. At the roundabout by the Kestrel Pub take the second exit towards Wetherby. Continue into the village of Spofforth and at the mini roundabout turn right and flowing the round to the left and with the Castle on your left turn right onto Beech Lane and the property is found on your right hand side, clearly marked by a Hopkinsons For Sale Council Tax Band Tenure Freehold

**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.



£315,000

3 Beech Lane, Spofforth, Harrogate, HG3 1AN

2 Bedroom House - Semi-Detached

**A very well presented and recently refurbished two bedroomed semi detached cottage offering well presented living accommodation throughout and located in the heart of the ever popular village of Spofforth.**



**HOPKINSONS**  
ESTATE AGENTS

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

## Description

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With gas central heating and double glazing the living accommodation comprises; entrance hallway, spacious lounge with feature fireplace housing a wood burning stove, modern fitted kitchen with a dining area and a door leading out into the rear garden. The kitchen includes, gas hob and extractor, single oven, integrated Bosch microwave, integrated fridge freezer and plumbing for a washing machine.

On the first floor the landing leads to the master bedroom with bespoke fitted wardrobes, second double bedroom and modern house bathroom with modern white suite, shower over the bath, w/c and hand basin.

Outside to the front of the property is on street parking. To the rear is a patio area leading onto a good sized lawn and well stocked flower beds.

The village of Spofforth has a primary school, The Castle pub, an attractive Castle Ruin, Cricket Club, countryside walks close by and a regular bus service to Harrogate and Wetherby and then goes onto Leeds.

