



TENURE
Freehold.

COUNCIL TAX
Band F (from internet enquiry).

SERVICES
We understand mains water, electricity, gas central heating and drainage are connected.

GENERAL
Room measurements in these particulars are only approximations and are taken to the widest point.

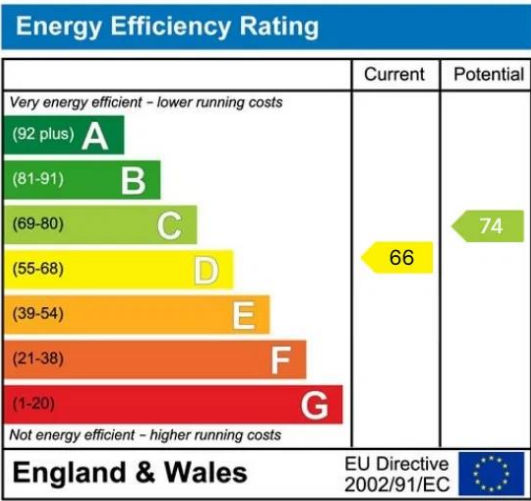
None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

Please note : Only the fixtures and fittings specifically mentioned in these particulars are included in the sale of the property.

Photographs depict only certain parts of the property. It should not be assumed that the contents/furnishings, furniture etc photographed are included in the sale.

VIEWING
By appointment with the Chartered Surveyors Renton & Parr at their offices, Market Place, Wetherby. Telephone (01937) 582731

Details prepared August 2025



Spofforth ~ 1 Park House Green, HG3 1BP

An extended and deceptively spacious four bedroom detached family home occupying a quiet cul-de-sac location within the popular village of Spofforth. Available with benefit of no upward chain.

- Four bedroom two bathroom family home
- Extended with four reception rooms to the ground floor
- Fitted kitchen with integrated appliances
- Two dining areas and conservatory
- Private gardens to the rear
- Driveway parking and integral garage
- Excellent village location

£565,000 PRICE REGION



MISREPRESENTATION ACT

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1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract.
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CHARTERED SURVEYORS
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Property Description

A four bedroom detached family home offering spacious and versatile living accommodation, set within generous gardens and enjoying a pleasant position backing onto The Harland Way. Benefitting from gas fired central heating and double glazed windows throughout, the accommodation in further detail comprises:-

Accessed via a double glazed front door into entrance hallway with convenient wc and staircase leading to first floor.

To the front of the property sits a bright and spacious living room with large picture window overlooking the front garden, feature fireplace with stone hearth and surround, and inset living flame gas fire. Double doors open into a formal dining room, which in turn flows through an open archway into a conservatory with uPVC windows to three aspects and views across the private rear garden.

The open-plan kitchen diner is fitted with a traditional range of Shaker-style wall and base units, shaped work surfaces, tiled splashbacks and windowsill reveals. Integrated appliances include electric double oven, fridge, freezer, undercounter dishwasher and a five-ring gas hob with extractor above. A stainless steel one-and-a-half bowl sink unit sits beneath a double glazed side window, with French-style patio doors from the dining area opening out onto the rear garden.

A door from the kitchen gives internal access to the garage, which benefits from light and power, work surfaces, stainless steel sink unit, space and plumbing for a washing machine and additional freestanding appliances. A wall-mounted Worcester gas boiler serves the central heating system. To the first floor, a central galleried landing with loft access hatch leads to four bedrooms and the house bathroom.

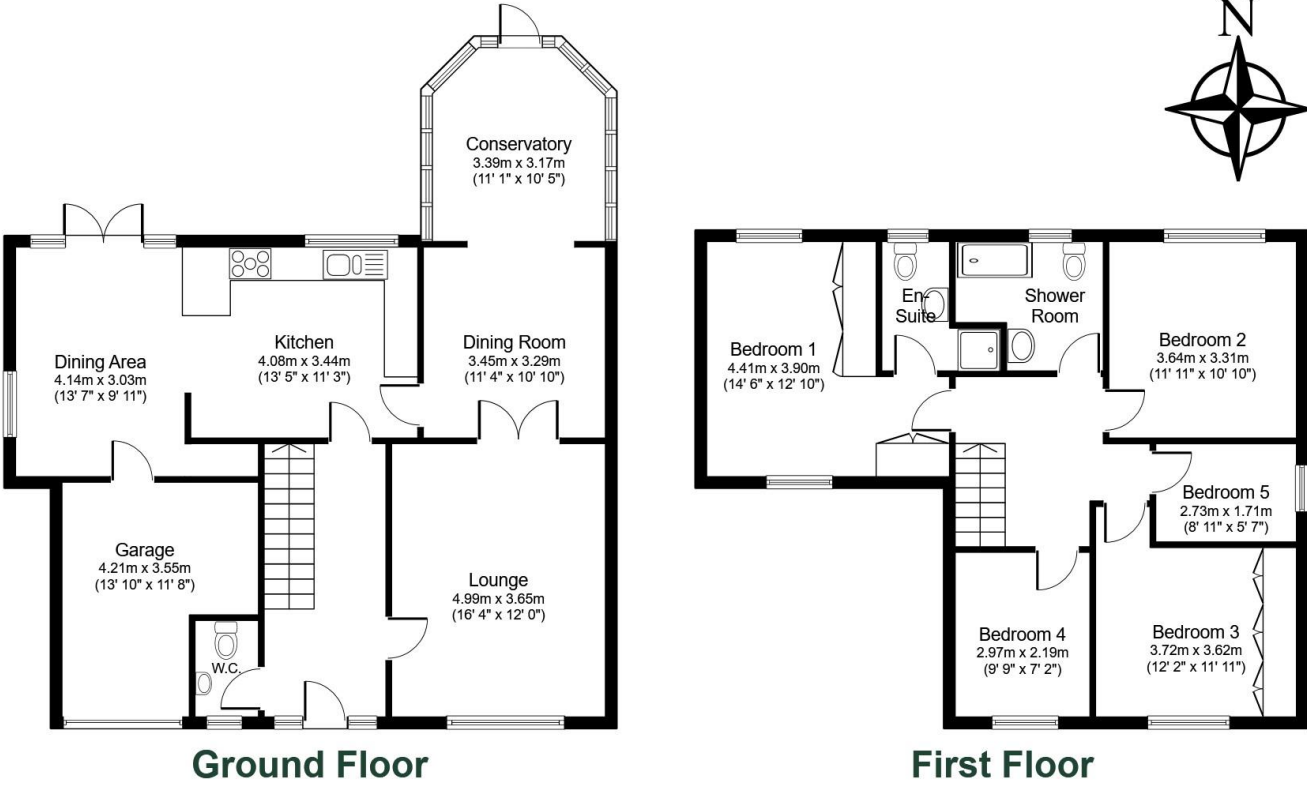
The principal bedroom is an extended double room with fitted wardrobes, dual aspect double-glazed windows to front and rear, and a private en-suite shower room. Bedroom two is another good-sized double with large window enjoying views over the rear garden and mature trees beyond. Double bedroom three overlooks the front and includes fitted wardrobes and a dressing table. Bedroom four is a comfortable single currently used as a dressing room, with fitted wardrobes. A further walk-in dressing room offers flexible use and could be adapted as a child's bedroom, nursery or home office.

The house bathroom is well-appointed with a large walk-in shower cubicle, low flush w.c., vanity wash basin, tiled walls and flooring.

Externally, a block-paved driveway provides off-street parking for multiple vehicles and access to the integral garage. The decorative front garden is largely laid to lawn, enclosed by a dwarf stone wall with shaped borders, mature hedgerows and shrubs.

The rear garden is a particular feature – generous in size and enjoying a high degree of privacy, laid predominantly to lawn with shaped flowerbeds, established planting, timber fencing to the perimeter and a gated access leading down to The Harland Way, ideal for countryside walks and cycling.

Total floor area 163.4 sq.m. (1,759 sq.ft.) Approx (Including Garage)



NOT TO SCALE For layout guidance only

