



60 Spofforth Hill, , Wetherby LS22 6SE

£750,000 | Freehold

maxwell hodgson

estate agents

Entrance Hall

Wooden floor, part panelled walls, radiator, leaded and stained glass window to side, return staircase off to first floor.

Sitting Room

14'10" x 13'1" (4.52 x 3.99)

Exposed stained floorboards, marble fire surround with tiled inset and granite hearth. Stovax multi fuel burner. Square bay window to front with leaded lights, radiator.

Dining Room

13'5" x 13'1" (4.09 x 3.99)

Double French doors with leaded lights and side windows to rear garden. Pewter art deco fireplace with open grate and marble hearth. Radiator, further window to side elevation.

Kitchen

18'6" x 11'10" (5.64 x 3.61)

Fitted with a good range of base and wall units with granite worksurfaces and twin stainless steel sinks. Central island with ornate light above, additional built in cupboards and pantry/ larder storage. Part wood panelled walls. Aga, integrated dishwasher and Siemens fridge. Inset ceiling spotlights, double French doors with leaded lights leading out to the rear garden.

Family Room

14'6" x 10'3" (4.42 x 3.12)

Shelved larder cupboard. Exposed floorboards, leaded window to front and 2 multi paned windows to side. Double shelved storage cupboard and additional cupboard housing the hot water cylinder and central heating boiler. Inset ceiling spotlights. Open to inner hall with multi paned window to side and stained glass window to rear. Open to utility area with plumbing for washing machine.

Fitted Cloakroom

Fitted with low flush WC and corner pedestal wash hand basin.

First Floor Landing

Radiator, loft access with pull down ladder. Stained floorboards.

Bedroom One

49'3" x 13'1" (15 x 3.99)

Square bay window to front with leaded lights, picture rail, radiator. Part obscure glazed door to

Ensuite Shower Room

Recently fitted with large shower enclosure and direct shower, semi pedestal wash hand basin and low flush WC. Tiled floor, fully tiled walls, inset ceiling spotlights, heated ladder style towel rail.

Bedroom Two

13'6" x 13'1" (4.11 x 3.99)

Leaded window overlooking the rear garden and window to side. Picture rail. Radiator.

Ensuite Cloakroom

Refitted with semi pedestal wash hand basin with mixer tap, low flush WC, fully tiled walls, tiled floor, inset ceiling spotlights, leaded window to rear.

Bedroom Three

11'10" x 8'6" (3.61 x 2.59)

.Exposed floorboards, leaded window to rear and side, picture rail.

Bedroom Four

9'6" x 9'2" (2.90 x 2.79)

Leaded window to front, radiator, picture rail

House Bathroom

Recently refitted with 4 piece suite comprising corner shower enclosure with





Samuel Heath direct shower, semi pedestal wash hand basin with Samuel Heath mixer tap, tiled enclosed bath, low flush WC. Fully tiled walls and tiled floor. Heated ladder style towel rail, extractor fan.

Outside Front

Large block paved drive providing ample vehicle standing space for several cars. Shaped landscaped bed. Gated access to either side of the property to the:

Rear Garden

A particular feature of this property are the large mature gardens to the rear. A raised terrace runs along the rear of the property with access from double doors from both the kitchen and dining room. Steps down to large shaped lawns with wide established borders planted with a variety of shrubs and flowers. Open through to an extensive landscaped area perfect for entertaining offering a circular patio, pathway and gravelled beds. A hedged screen borders a further natural orchard with fruit bushes and trees.

Rear Garden/ Entertaining Area

Directions

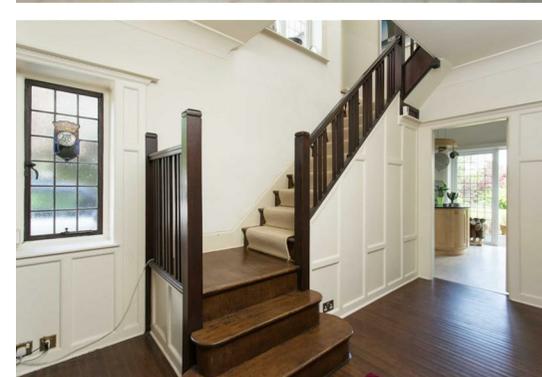
From the centre of Wetherby take the route towards Harrogate leaving Wetherby along Spofforth Hill whereupon the property is situated on the right hand side.

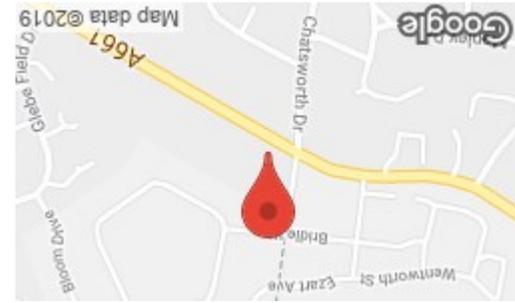
Services

All mains services are understood to be connected to this property.

Council Tax

We understand the property has been placed in council tax band F.





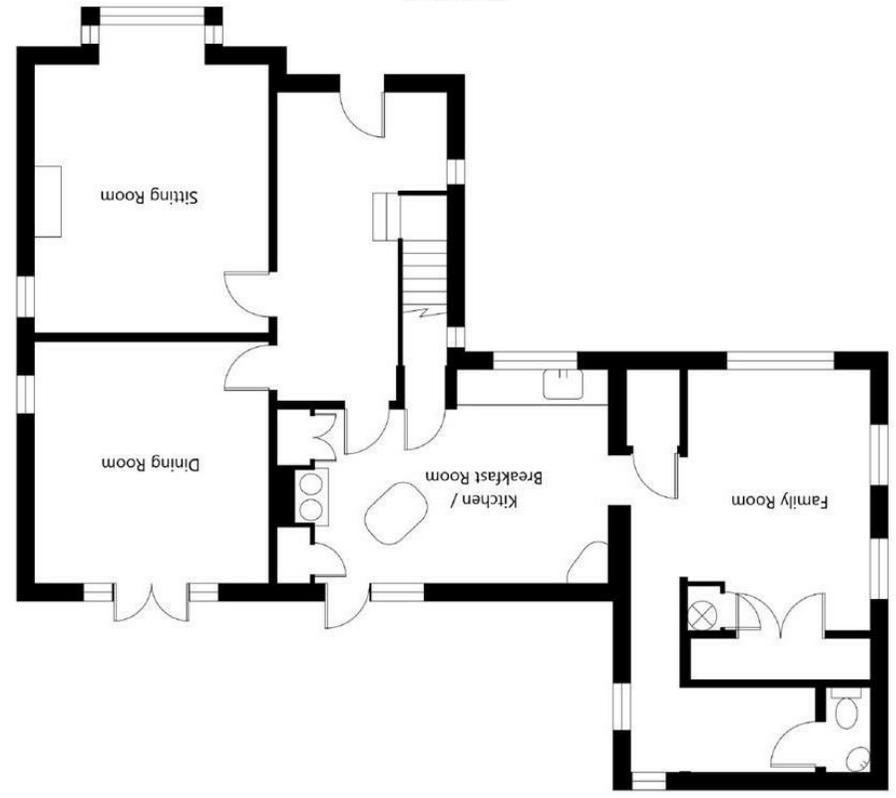
Directions



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1853 SQ FT / 172 SQ M
 All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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Ground Floor
 APPROX. 1074 SQ FT / 100 SQ M



First Floor
 APPROX. 779 SQ FT / 72 SQ M

