



18 Grange Avenue, , Spofforth HG3 1AH

£345,000 | Freehold

maxwell hodgson

estate agents

Quietly located on the edge of the popular village of Spofforth, within easy access of Harrogate, Wetherby and the A1, this 3/4 bedroom semi has been extensively remodelled and extended to create a spacious family home with 2 good sized receptions, family Room /possible bedroom 4. Large dining kitchen, ground floor WC and 3 double bedrooms. Unusually there is a large contemporary en-suite shower room to bedroom one along with a house bathroom and loft room/useful Office space. A garage, with driveway and gardens complete this excellent property and early viewing is highly recommended.

EPC Band C

### Entrance Hall

PVCu entrance door and side picture window to front. Laminate floor. Stairs to first floor. Radiator.

### Cloakroom/ WC

White WC and wash hand basin, laminate floor.

### Sitting Room

PVCu window to front. Radiator. Feature log burner with raised hearth.

### Family Room/Bedroom 4

Extended to the rear. PVCu window to rear, two radiators, laminate floor. Skylight window to rear.

### Dining Kitchen

Extended to the rear. Fitted with an extensive range of base and eye level units with granite work surfaces, one and half bowl sink unit. Rangemaster three door oven with five ring gas hob. Integrated dishwasher. Newly installed Viessmann Vitodens 100-W 35kW

Combination Boiler. PVCu French double doors opening to rear garden and window to rear. Two skylight windows to rear giving ample natural light.

### First Floor Landing

Built in shelved storage cupboard. Loft hatch with aluminium pull down ladder providing access to a useful loft room.

### Bedroom One

PVCu window to rear. Radiator.

### En-Suite Shower Room

Contemporary white suite with walk in shower enclosure with glass surround. WC, wash hand basin, fully tiled walls. Laminate floor, chrome towel rail, PVCu window to rear.

### Bedroom Two

PVCu window to front. Three quarter wall length fitted wardrobes. Radiator.

### Bedroom Three

Extended above the garage. A large double size room with two PVCu windows to front, two radiators. Fitted wardrobe cupboard.

### Loft Room

18'x 7'9" plus eaves (5.49mx 2.36m plus eaves)  
Accessed from a retractable ladder from the loft hatch on the first floor landing. Fully floored, skylight window to rear, power and light.

### Bathroom

Extended above the garage. White suite with panelled bath, Mira mains fed shower unit, WC and pedestal wash hand basin. Fully tiled walls, chrome heated towel rail, laminate floor. Skylight window to rear.



## Garage

Metal up and over door to front. , power and light. Internal door to kitchen.

## Front Garden

Driveway approach to garage, additional gravelled car standing. Well stocked shrub beds.

## Rear Garden

Landscaped with steps up to landscaped terrace. Steps up to further raised gravelled area. Fence to boundaries, flower and shrub borders, cold water tap.

## Services

## Council Tax

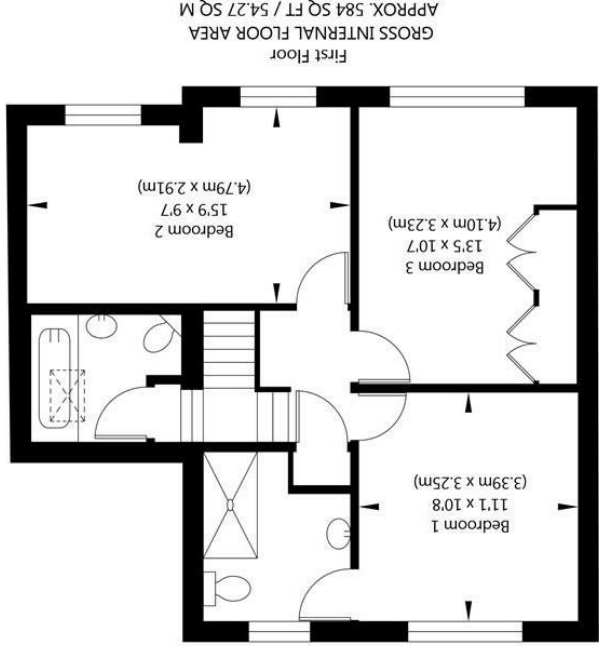
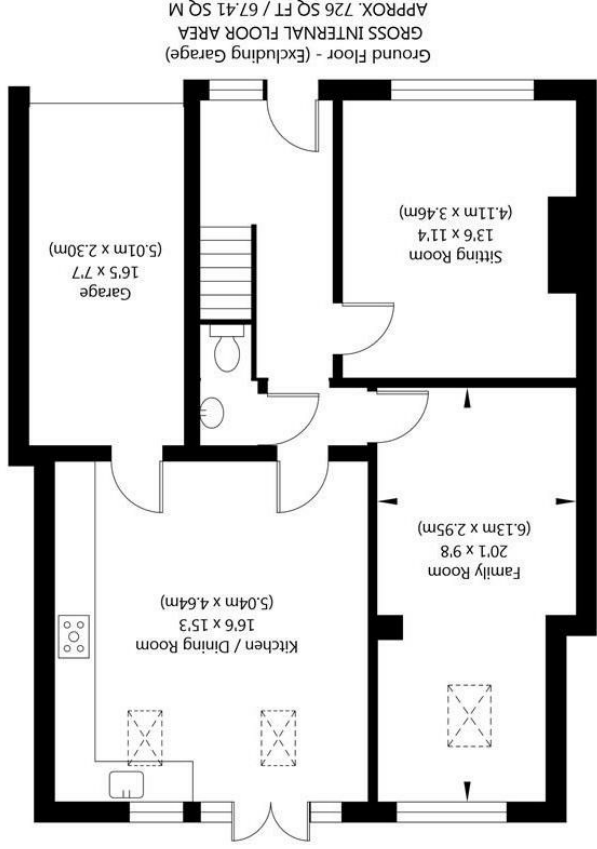
The property is in council tax band D.





## Directions

From Wetherby follow the route towards Harrogate along the A661. In the centre of the village just after the Castle pub at the mini roundabout continue straight over into Castle St. Turn right into Church Lane, left into Church Hill and bear right into Mill Lane. Turn right into Grange Ave and no 18 is on the right hand side and can be recognised by our for



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1310 SQ FT / 121.68 SQ M  
All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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