



## The Farmhouse

8 Massey Fold, , Spofforth HG3 1WG

£399,500 | Freehold

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estate agents



**Entrance Vestibule**

Wooden entrance door with obscure glazed leaded panel, radiator, double glazed window to side.

**Downstairs Cloakroom**

Fitted with contemporary white suite comprising; low flush Wc and pedestal wash hand basin with tiled splashbacks. Radiator, slate floor and extractor fan.

**Entrance Hall**

Very spacious and suitable for dining or a study area with double glazed window to side overlooking the village church and double glazed window to front. Two radiators. Stairs off to first floor. Wood effect laminate floor. Understairs storage cupboard.

**Sitting Room**

16'3" x 13'6" (4.95 x 4.11)  
Chimney breast feature with Morso cast iron living flame gas stove and raised slate hearth. Exposed wooden beam to ceiling. 2 double storage cupboards with heavy matching wooden shelves above. Double glazed window to rear.

**Kitchen**

24'7" x 9'9" (7.49 x 2.97)  
Recently refitted with an excellent range of base and wall units finished in cream and light oak with under unit lighting. Part black granite and part oak worktops with tiled splashbacks. Franke by Villeroy & Boch butler sink with mono bloc mixer tap. Integrated Belling dishwasher, Hotpoint washing machine, Rangemaster cooker (available by negotiation). Potterton Suprima gas central heating boiler. Limestone tiled floor. Inset ceiling spotlights. Open to:

**Breakfast Room**

14'11" x 6'7" (4.55 x 2.01)  
Half glazed entrance door leading to the rear garden with glass side panels. Vaulted ceiling with three Velux windows. Recessed shelves. Radiator. Double glazed window to side.

**First Floor Landing**

High ceiling revealing exposed beams. Airing cupboard with shelving, radiator.

**Bedroom One**

11'11" x 10'6" (3.63 x 3.20)  
Excellent range of built in wardrobes incorporating full length hanging space, double storage cupboard with shelving above. Radiator, double glazed window to front.

**Ensuite Shower Room**

Contemporary white suite comprising; vanity unit wash hand basin, low flush WC with concealed cistern, shower cubicle with direct shower. Part tiled walls, wood effect tiled floor. Ladder style heated towel rail and extractor fan. Obscure double glazed window to side.

**Bedroom Two**

14'7" x 10'0" (4.45 x 3.05)  
High ceiling with exposed beams. Double glazed window to rear and radiator.

**Bedroom Three**

14'2" x 9'7" (4.32 x 2.92)  
High ceiling with exposed beams. Double built in wardrobe. Radiator, double glazed window to rear.

**Bedroom Four**

9'10" x 9'1" (3.00 x 2.77)  
2 double glazed windows overlooking to the front, radiator and exposed beams.

**House Bathroom**

Luxuriously appointed with white suite comprising large oval bath with Victorian style shower attachment over. Vanity wash hand basin with double storage beneath, low flush WC and large shower cubicle with direct Victorian style shower overhead spray and additional hand held spray. Part tiled walls, tiled floor, heated ladder style towel rail. Extractor fan, high beamed ceiling.





## Outside Front

The Farmhouse occupies a private position at the head of this small cul de sac. Planted ornamental beds and pathway approach to front entrance door.

## Garage

Good sized single semi detached garage with power and light and remote control electric up and over door. Additional shared visitor parking space.

## Outside Rear

Sheltered sun terrace immediately to rear of breakfast room. Low level wall to lawns bordered by shrubs and bushes. Rear gate to pedestrian access to village centre , also providing access for neighbouring property. Gated access to useful block paved enclosed storage area.

## Council Tax

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

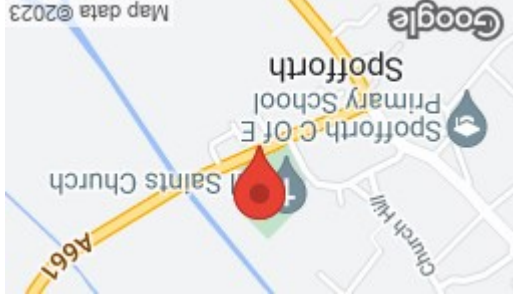
## Services

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

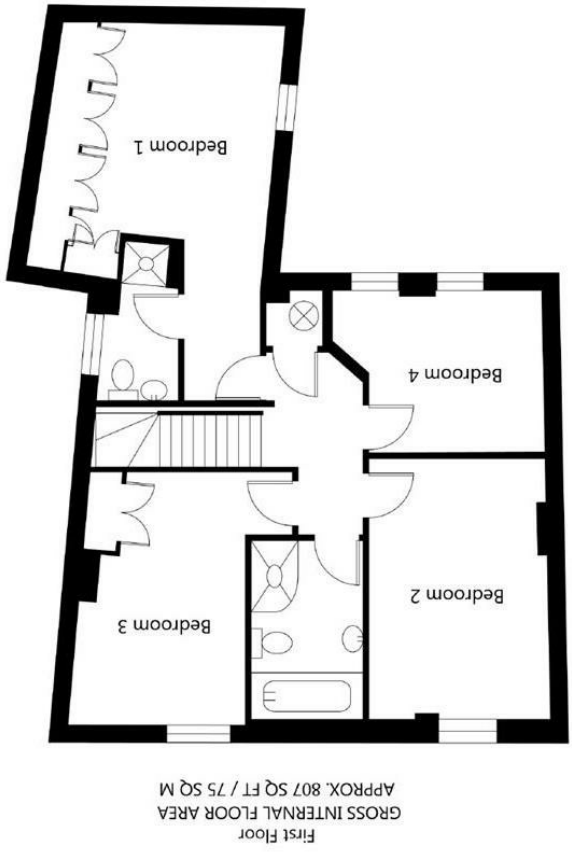
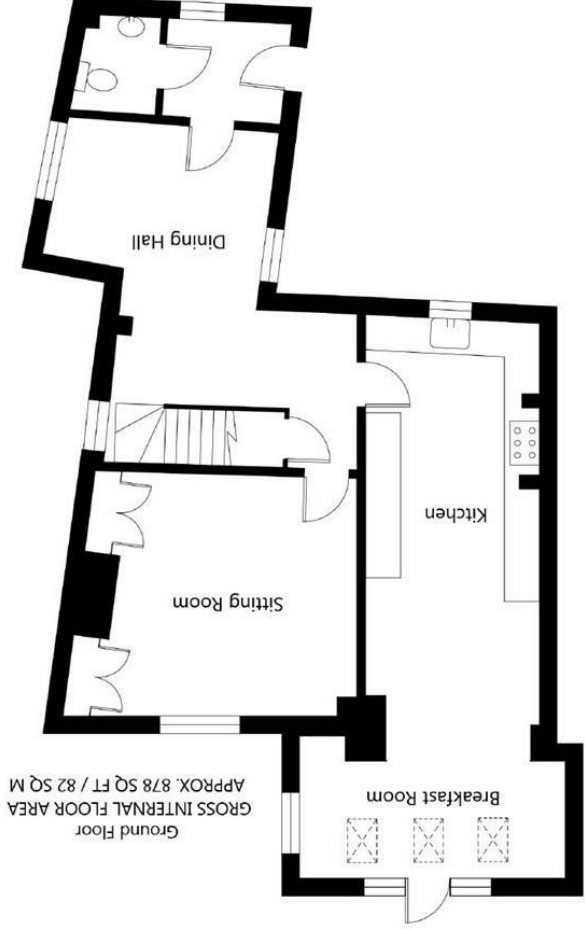
## Directions

Leaving Wetherby on the A661 in the direction of Harrogate, proceed up Spofforth Hill and follow the road into the village. At the mini roundabout take the 2nd exit towards Harrogate then take the second right onto Massey Fold follow the road in and you will see The Farmhouse, 8 Massey Fold easily identified by our for sale board.





Directions



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1685 SQ FT / 157 SQ M  
All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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