



**ALL SAINTS RECTORY, SPOFFORTH, HG3 1AF**  
£2,000 per month

**Carter Jonas**

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# ALL SAINTS RECTORY, SPOFFORTH, HARROGATE, HG3 1AF

- Available Mid-October
- EPC Rating D
- Council Tax Band F
- Mains Gas Central Heating
- Off-Street Parking
- Pets Considered

## THE PROPERTY

Available mid-October, All Saints Rectory is a substantial four-bedroom detached home situated in the highly sought-after village of Spofforth, near Harrogate.

Spofforth is a picturesque and historic North Yorkshire village, offering an attractive rural setting whilst remaining conveniently positioned for access to a wide range of amenities.

The village benefits from a well-regarded primary school, village shop, public houses, and an active local community. Harrogate is approximately 15 minutes away and provides an extensive range of shops, supermarkets, cafés, restaurants, leisure facilities, highly regarded schools, and regular rail services to Leeds, York, and beyond.

The property is also well situated for access to the A1(M), offering convenient links to Leeds, York, Wetherby, and the wider region. Surrounded by attractive countryside and nearby walking routes, the location provides an excellent balance between village living and accessibility to major centres.

To the ground floor, there is a kitchen, utility room, a welcoming reception room featuring bay windows and a wood-burning stove, a home office, a WC, and an additional room which could be utilised as a snug or dining room.

To the first floor, there are three double bedrooms, one single bedroom, a family bathroom with a shower over the bath, a separate WC, and a useful dry storage room. One of the double bedrooms further benefits from a wash basin. Additional built-in wardrobes are located throughout the first floor accommodation.

Available mid-October, All Saints Rectory is a substantial four-bedroom detached home situated in the highly sought-after village of Spofforth, near Harrogate.



Externally, the property enjoys generous gardens to both the front and rear. The enclosed rear garden includes an outbuilding serving as a garden shed. To the front, the property benefits from off-road parking for multiple vehicles and a garage.

The property benefits from mains gas central heating. Electricity, water, and sewerage are connected to mains services, and the accommodation is fitted with double-glazed windows throughout.

Internet and Mobile: Further information on availability and speeds can be found at [checker.ofcom.org.uk](http://checker.ofcom.org.uk).

Offered unfurnished.

Pets considered.

The deposit will be £2,307 (5 week's rent) at a rental value of £2,000 per calendar month.

The holding deposit will be £461 (1 week's rent) at a rental value of £2,000 per calendar month.

Council Tax Band: F

EPC: D

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## ADDITIONAL INFORMATION

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|                 |                              |
|-----------------|------------------------------|
| Viewing         | Strictly by appointment only |
| Local Authority | Council Tax Band F           |

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| Score | Energy rating | Current     | Potential   |
|-------|---------------|-------------|-------------|
| 92+   | <b>A</b>      |             | <b>93 A</b> |
| 81-91 | <b>B</b>      |             |             |
| 69-80 | <b>C</b>      |             |             |
| 55-68 | <b>D</b>      | <b>66 D</b> |             |
| 39-54 | <b>E</b>      |             |             |
| 21-38 | <b>F</b>      |             |             |
| 1-20  | <b>G</b>      |             |             |



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Classification L2 - Business Data

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