



VERITY
FREARSON

ROSENGARTH, MAIN STREET, KIRK DEIGHTON, WETHERBY, LS22 4EB

GUIDE PRICE £825,000

ROSENGARTH, MAIN STREET,

Kirk Deighton, Wetherby, LS22 4EB

A well-presented and characterful four-bedroom link-detached property with generous parking, double garage and attractive garden, situated in the heart of this desirable village.

The attractive accommodation provides generous and flexible living space. On the ground floor there is a large open-plan kitchen and dining area with vaulted ceilings, together with two reception rooms with wood-burning fires and a cloakroom. Upstairs, there are four bedrooms, a house bathroom and two en-suite shower rooms. A generous drive provides ample parking to the front of the property and an electric gate leads to the rear, where there is a further parking area and a double garage. There is an attractive rear south-facing garden with lawn and paved sitting area providing an excellent outdoor entertaining space.

The property is situated in the heart of this desirable village, conveniently situated one mile north of the busy market town of Wetherby, and well served by shops, schools and recreational facilities. Easy access to the A1(M).



Sitting Room · Snug · Dining Kitchen · Cloakroom

4 Bedrooms · 2 En-Suites · House Bathroom

Off-Road Parking · Double Garage · Attractive Rear South-Facing Garden







ACCOMMODATION

GROUND FLOOR ENTRANCE HALL

SITTING ROOM

A large reception room with feature stone fireplace and wood-burning stove.

DINING KITCHEN

A spacious kitchen and living area with vaulted ceiling and electrically operated skylight windows. Stable door leads to the garden. The kitchen comprises a range of fitted units with granite worktops with gas hob, integrated double oven and fridge.

SNUG

A further reception room with windows overlooking the garden and wood-burning stove. Fitted oak shelving and desk.

CLOAKROOM

With WC and washbasin.

FIRST FLOOR

BEDROOM 1

A large double bedroom with fitted wardrobe and en-suite.

EN-SUITE SHOWER ROOM

A white modern suite with WC, twin washbasins set within a vanity unit, and shower. Tiled walls and floor with under-floor heating. Heated towel rail.

BEDROOM 2

A double bedroom with vaulted ceilings with exposed wooden beams.

EN-SUITE SHOWER ROOM

With WC, twin basins and shower. Heated towel rail.

BEDROOM 3

A double bedroom with fitted wardrobes.

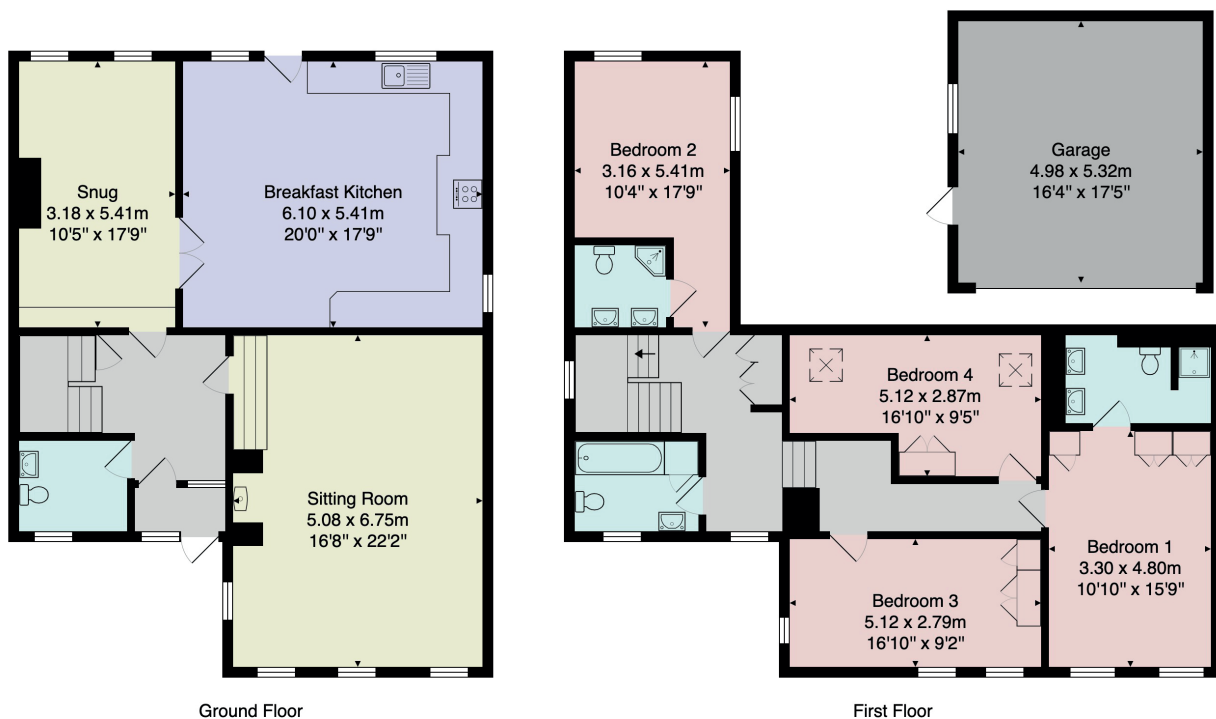
BEDROOM 4

A further bedroom with fitted cupboards and desk.

BATHROOM

A white suite comprising WC, washbasin and bath with shower above. Tiled walls and floor. Under-floor heating. Heated towel rail. Airing cupboard.

FLOOR PLAN



Ground Floor

First Floor

Total Area: 197.3 m² ... 2123 ft² (excluding garage)

All measurements are approximate and for display purposes only.

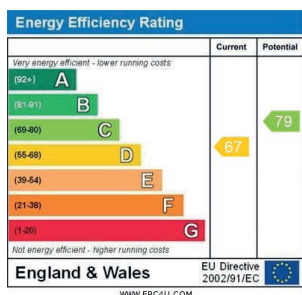
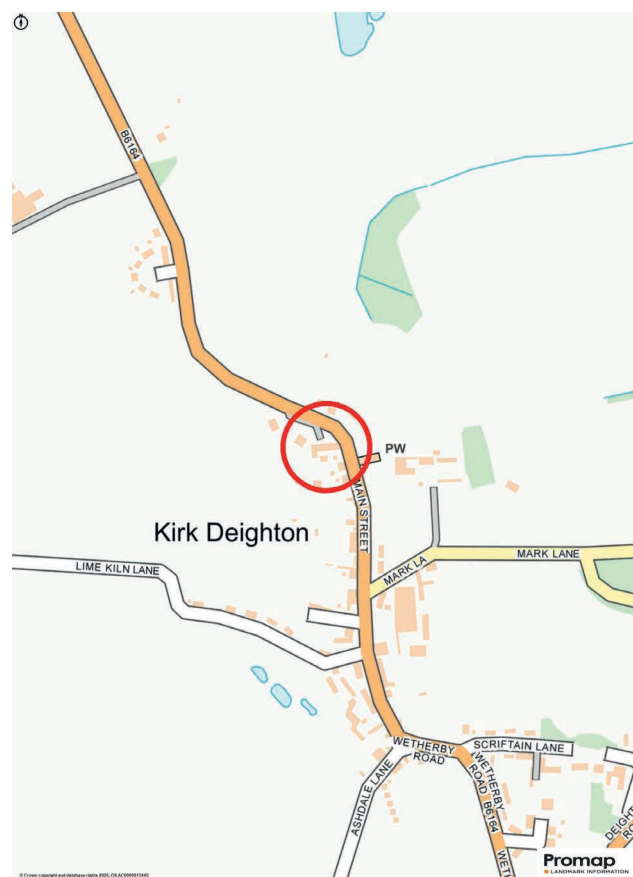
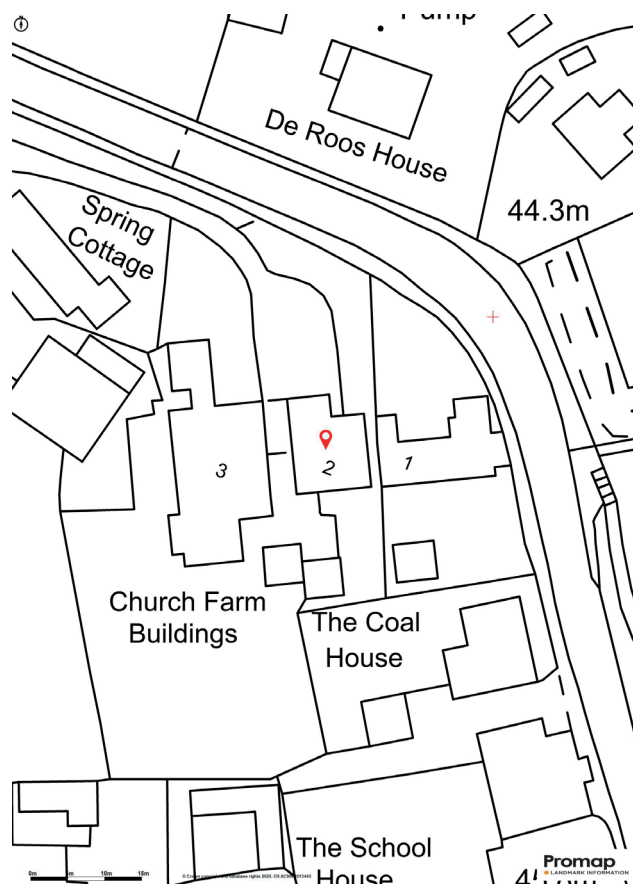
No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.

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A gravel driveway provides off-road parking to the front of the property. An electric gate leads to a further parking area to the rear and access to a double garage with electric door. There is an attractive rear garden with lawn, planted borders and block-paved sitting areas.

All mains services connected.

Freehold



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