



School Lane, Wetherby

- CHOCOLATE BOX COTTAGE
- BEEN IN THE FAMILY FOR THREE GENERATIONS
- HISTORIC RURAL COMMUNITY

- STONE BUILT DETACHED THREE BEDROOM
- STUNNING GROUNDS AND POTENTIAL TO ADD OFF STREET PARKING/GARAGE OR WORKSHOP
- EPC RATING G / COUNCIL TAX BAND E

Asking Price £400,000

Council Tax: E



School Lane, Wetherby

DESCRIPTION

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

School House is a "chocolate box" double fronted detached cottage approached via a graceful laid to lawn front garden with paved pathway offering an impressive sense of arrival.

This three bedroom detached cottage occupies a dominant position in this highly sought after village location of Walton and this home has been in the family estate for 3 generations!

Although in need of modernisation this cottage boasts versatile and spacious accommodation throughout. On entering the property, the discerning purchaser is first greeted by a living room which offers an open aspect to the front of the property and features a wood burning stove giving a focal point to the room. The living room provides access to the porch and rear lobby that benefits from under stairs storage.

The kitchen is fitted with wall and base units with space for various appliances, the rear lobby offers access to the private rear garden and the first floor.

Leading from the rear lobby, stairs permit access to the first-floor accommodation which includes a spacious master bedroom benefiting from stunning views over the countryside. There are a further two bedrooms and house bathroom with shower over bath, sink basin and W/C.

The grounds of this impressive family home are well enclosed and provide an excellent degree of privacy with the scope to potentially extend the property (subject to planning permission).

The air raid shelter in the rear shows the historic time period of the cottage and adds character to the property, with the potential to convert into a workshop or home office (subject to planning permission). There is also scope to add off street parking.

The wrap around garden allows for a stunning overlook and accessible access to the rear, while having the security of the stone built boundary.

This chocolate box cottage will continue to be a beloved family haven seamlessly blending its historic charm with the comforts of modern living for generations to come!

Walton Village this is an historic rural community with a wealth of ancient buildings and having many connections with the famous local family of Fairfax who acquired the Walton Estate in 1249.

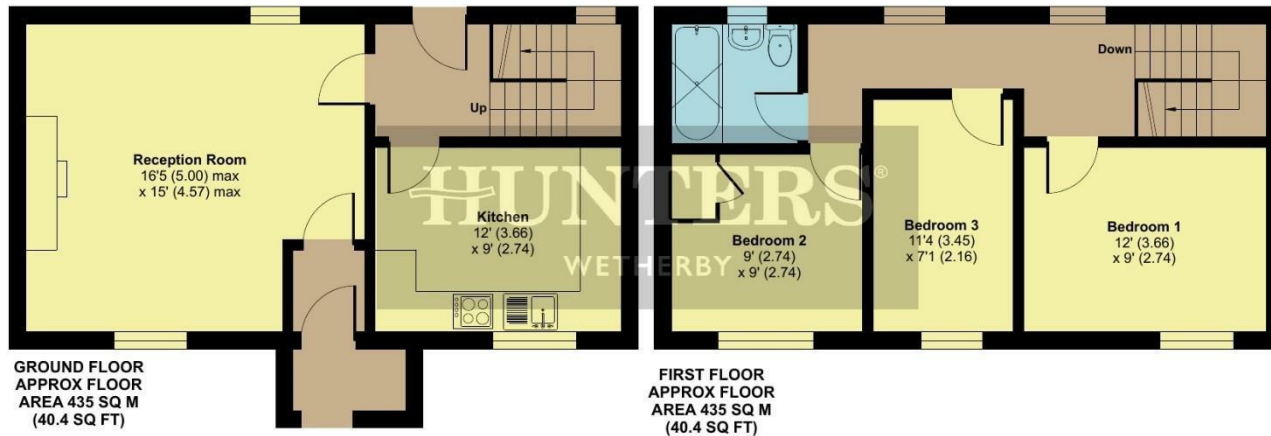
Situated almost equidistant to Leeds, York and Harrogate with the A.1 some 3 miles and within easy commuting distance of other major commercial centres and road networks. The market town of Wetherby is some 3 miles with an excellent range of shops, schools and sporting facilities including indoor swimming pool, golf course etc.





School Lane, Walton, Wetherby, LS23

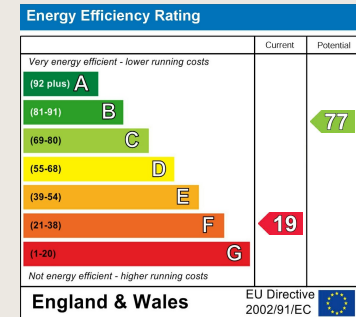
Approximate Area = 870 sq ft / 80.8 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Hunters Property Group. REF: 1123491

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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