



Knarborough Road, North Deighton, Wetherby Price £465,000

A wonderfully presented stone detached property which has been thoughtfully upgraded, including new central heating system, in this highly sought after location offering excellent access to Wetherby, Harrogate & AIM and complete with stunning rural views.



The property has a newly installed timber canopy above the front door leading into a good-sized central hallway with convenient WC.

The sitting room is located off the central hallway and is dual aspect in design. The room is spacious and has a feature log burner effect electric stove positioned centrally which acts as the focal point of the room.

The open plan dining kitchen is well equipped with a combination of base, wall and full height storage units and a range of integrated appliances including electric oven, 4 ring electric hob, dishwasher, washing machine and fridge/freezer. There are laminate preparation surfaces which incorporate a 1 1/2 stainless steel sink as well as ample room for a freestanding table in the dining area of the room. A stylish stable door leads out to the rear elevation.



A modern, glass panelled staircase from the central hallway leads up to the open first floor landing which in turn gives access to three well-proportioned bedrooms and the house bathroom.

Bedrooms one and two are both good-sized doubles with full width wardrobes that have mirrored sliding glass doors.

The house bathroom is fully tiled and comprises a three-piece suite including bathtub with waterfall shower over, low flush WC and wash hand basin with mixer tap.



The property has recently been redecorated with feature timber internal doors and chrome sockets and also has wonderful rural views to the rear across countryside.

To the outside, the property has an enclosed rear garden which is predominately laid to lawn with a stone patioed area. To the front, the property has a timber gated entrance which leads to ample off-street parking and a single garage with 'up and over' door.

The property has an air source heat pump system which was installed in August 2022.

It is therefore, as agents, that we strongly recommend an internal inspection to truly appreciate what this property has to offer.

Tenure: Freehold

Services/Utilities: Electricity, Water and Sewerage are understood to be connected. The property has an air source heat pump installed in August 2022

Broadband Coverage: Up to 76* Mbps download speed

EPC Rating: C

Council Tax: E - North Yorkshire County Council

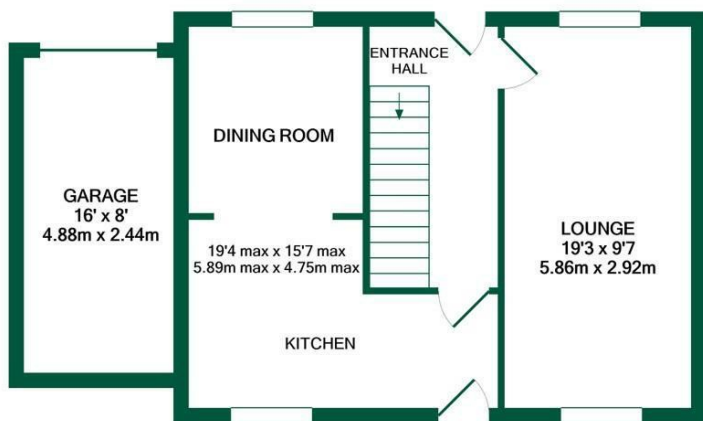
Current Planning Permission: No current valid planning permissions



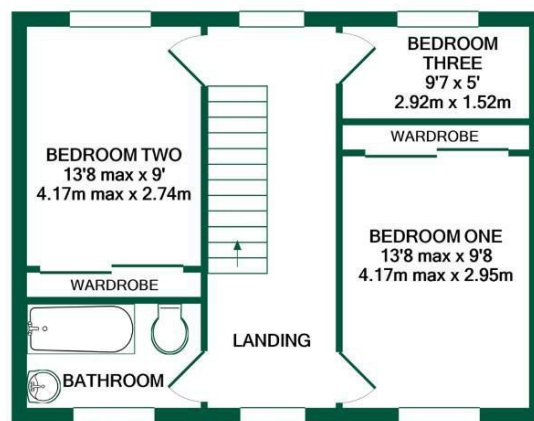
Viewings: Strictly via the selling agent - Stephensons Estate Agents - 01423 867700

*Download speeds vary by broadband providers so please check with them before purchasing.





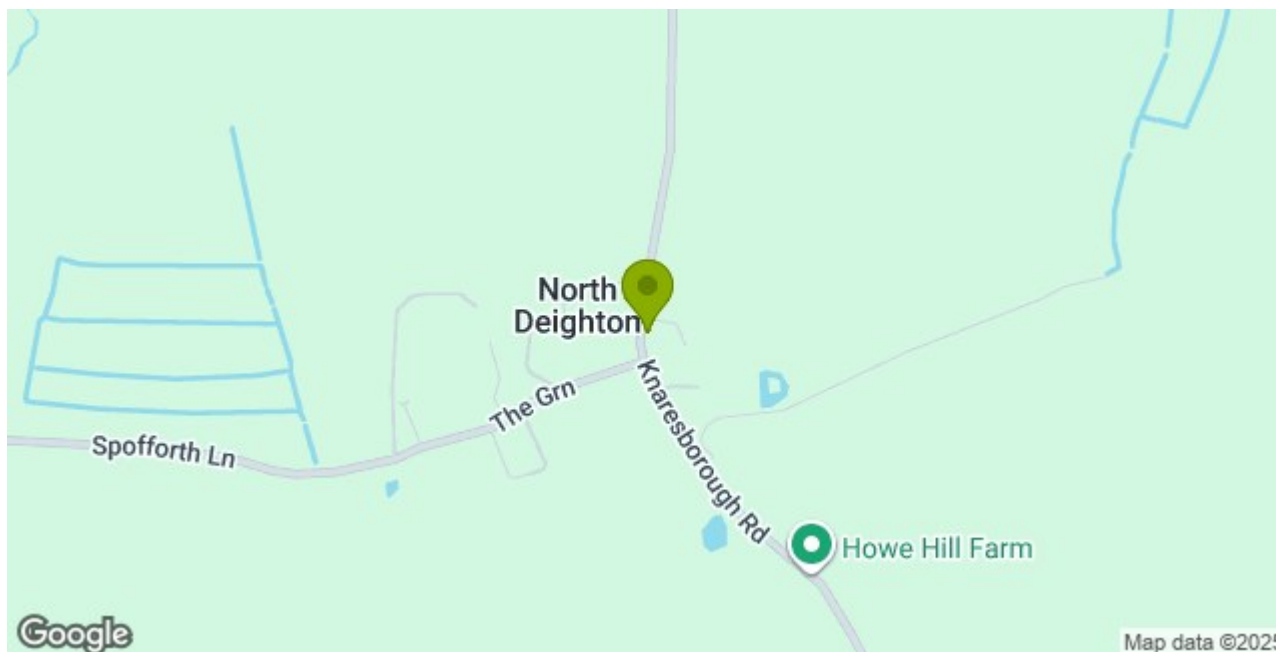
GROUND FLOOR
APPROX. FLOOR
AREA 611 SQ.FT.
(56.8 SQ.M.)



FIRST FLOOR
APPROX. FLOOR
AREA 483 SQ.FT.
(44.9 SQ.M.)



TOTAL APPROX. FLOOR AREA INCLUDING GARAGE 1095 SQ.FT. (101.7 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given



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