



**THE OLD CHAPEL
WEETON LANE, DUNKESWICK**

£750,000

9 Albert Street, Harrogate
North Yorkshire HG1 1JX
Sales: 01423 503076
Lettings: 01423 530744

These particulars are given as guidance only and are expressly excluded from any contract. They give no warranty as to the condition or description and any recipient must satisfy himself on all matters stated herein. The property is offered subject to contract and to its being unsold and unlet. Appointments for viewing and contract of all negotiations shall be through Nicholls Tyreman Estate Agent.

A beautifully presented, stone built, detached property situated in a sought after location to the south side of Harrogate, within easy reach of both Leeds and Harrogate, with Weeton rail link a short drive away.

The property truly requires an internal inspection to appreciate the well planned accommodation which has the benefit of oil fired central heating, double glazing and large, south facing gardens with far reaching views. The property, which has great charm and appeal, was constructed approximately 40 years ago, in a style in keeping with village property.

The accommodation comprises: Entrance hall, large utility room with door to rear garden, spacious dining room with open staircase to the first floor, beautifully appointed, fitted kitchen with central island, ground floor cloakroom with wc and living room with double doors leading to the patio and rear gardens.

3 BEDROOMS

2 RECEPTION ROOMS

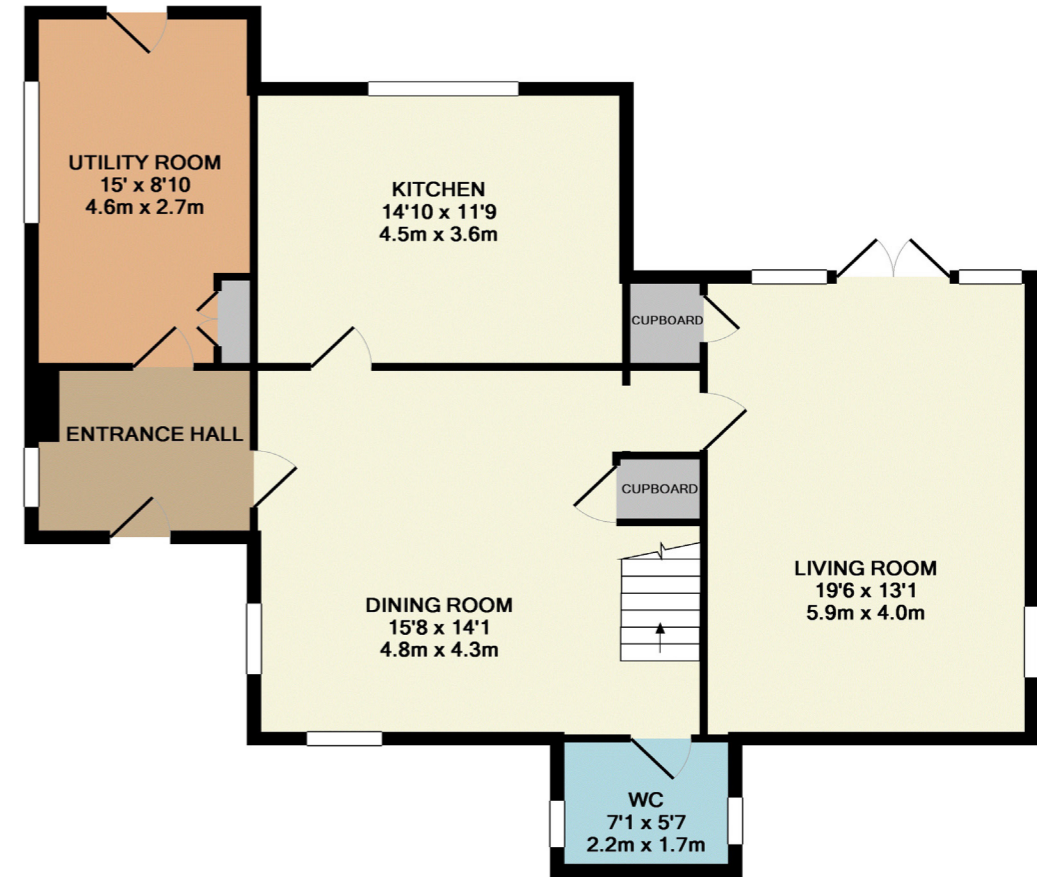
3 BATHROOMS

COUNCIL TAX: F

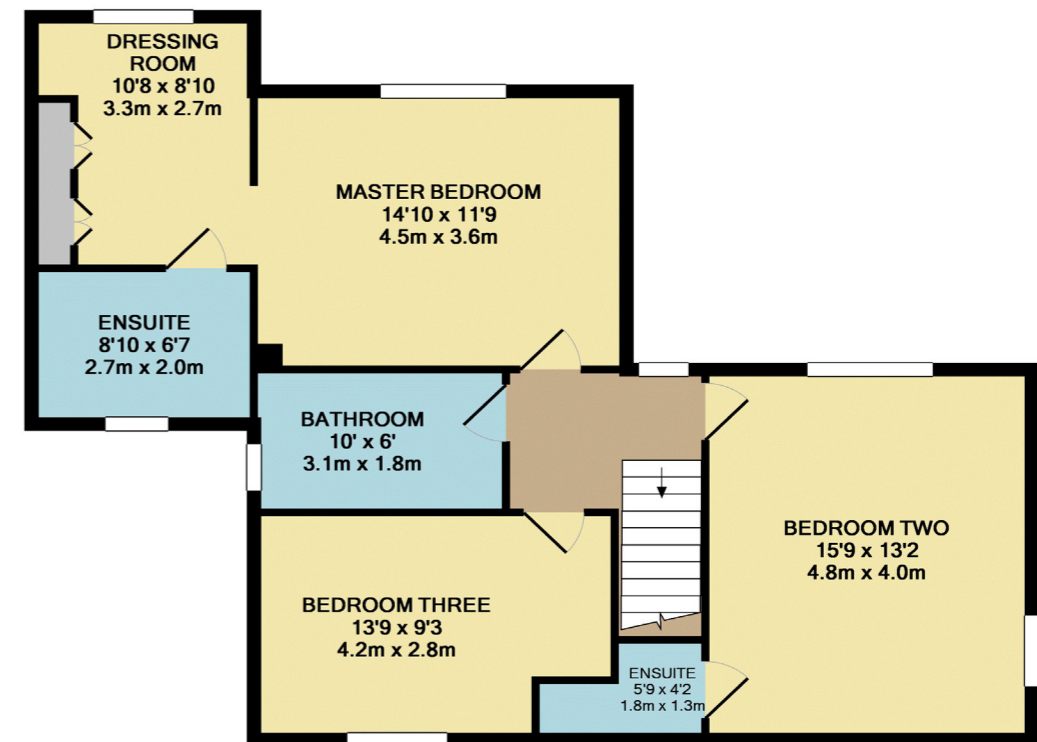
ENERGY RATING: E

TENURE: FREEHOLD

To the first floor are three bedrooms, the master bedroom having an en-suite dressing room and en-suite shower room, bedroom two has an en-suite shower room and there is a separate house bathroom.



GROUND FLOOR
APPROX. FLOOR
AREA 954 SQ.FT.
(88.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 809 SQ.FT.
(75.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1763 SQ.FT. (163.8 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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DIRECTIONS - LS17 9LP

From Harrogate take the Leeds Road out of town. At the roundabout continue straight ahead towards Leeds (A61) and after approximately 2 miles, turn right into Weeton Lane.

APPROXIMATE DISTANCES

| | |
|-----------------|------------|
| Harrogate | 5.5 miles |
| Leeds | 8.5 miles |
| Railway Station | 2 miles |
| Bus Route | 400 metres |
| Airport | 9 miles |



INSIDE

GROUND FLOOR

| | |
|---------------|----------------|
| Entrance Hall | 8'10" x 7'2" |
| Utility Room | 15' x 8'10" |
| Dining Room | 15'8" x 14'1" |
| Cloakroom | 7'1" x 5'7" |
| Kitchen | 14'10" x 11'9" |
| Living Room | 19'6" x 13'1" |





FIRST FLOOR

| | |
|------------------------|--------------------|
| Landing | |
| Master Bedroom | 14'10" x 11'9" |
| En-suite Dressing Room | 10'8" x 8'10" |
| En-suite Shower Room | 8'10" x 6'7" |
| Bedroom Two | 15'9" x 13'2" |
| En-suite Shower Room | 5'9" x 4'2" (max) |
| Bedroom Three | 13'9" (max) x 9'3" |
| Bathroom | 10' x 6' |



OUTSIDE

A pair of large gates lead to ample off street parking and a beautifully kept, lawned garden with flowering borders and beech boundary hedging.

There is also a flagged patio and a good sized timber garden shed.

The gardens are adjacent to open countryside.

