

VIEWING

By appointment with the Chartered Surveyors Renton & Parr at their offices, Market Place, Wetherby. Telephone (01937) 582731

GENERAL

Room measurements in these particulars are only approximations and are taken to the widest point.

None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

Please note : Only the fixtures and fittings specifically mentioned in these particulars are included in the sale of the property.

Photographs depict only certain parts of the property. It should not be assumed that the contents/furnishings, furniture etc photographed are included in the sale.

Details prepared July 2022

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C		
55-68	D	58   D	
39-54	E		
21-38	F		
1-20	G		



Saxton ~ Red Brick Cottage, Main Street, LS24 9PY

A three bedroom 19th century semi-detached cottage offered on the open market for the very first time. Located in the centre of this highly regarded conservation village opposite the Greyhound public house and church grounds. Available with no upward chain.

- Lounge, downstairs wet room, kitchen and conservatory
- Three first floor bedrooms
- Double glazed windows and gas fired central heating (new boiler 2016)
- Garage and stone outbuildings
- Delightful cottage-garden to rear



1 Recep



3 Beds



1 Bath

£290,000 OFFERS OVER FOR THE FREEHOLD



MISREPRESENTATION ACT

Renton & Parr Ltd for themselves and for the Vendors or lessors of this property whose agents they give notice that :-

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CHARTERED SURVEYORS  
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VALUERS

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All-round excellence, all round Wetherby since 1950

SAXTON

Saxton is a quiet unspoilt rural village steeped in history and predominantly limestone built properties. It is situated approximately 3 miles east of the A1 and M1, 4 miles south of Tadcaster and a similar distance from the A64 Leeds to York road. Commuting is excellent with Leeds and York only some 20 minutes drive and Leeds/Bradford airport close by. Saxton is also approximately 11 miles from Wetherby.

The village has its own school, church and public house, village hall and children's play area. It is surrounded by rich undulating countryside laced with footpaths and bridleways. Lotherton Hall Park and Temple Newsam are also close by. Scarthingwell Golf Course is approximately 1 mile away. Tennis courts, an indoor swimming pool and access to many other clubs within easy reach.

DIRECTIONS

Travelling south on the A1 from Wetherby take the A64 exit towards Leeds. Follow the Aberford exit on the roundabout and continue through the village taking the turning on the left into Lotherton Lane. At the T junction with Lotherton Hall ahead turn left. Continue past the Crooked Billet public house on the right hand side, take the next right signpost Saxton. At the T junction with the village church on the right, turn right and the property is identified on the left hand side opposite the Greyhound pub.

THE PROPERTY

Situated in the heart of this conservation village a well-maintained three bedroom semi-detached cottage. First time offered on the open market now available with no onward chain, the accommodation in further detail giving approximate sizes comprises:-

GROUND FLOOR

SIDE ENTRANCE HALL

Staircase to first floor, radiator, built in cupboard.

LOUNGE

14'x 13'2" (4.27m x 4.01m)  
Double glazed windows to front and side, radiator, fireplace with coal effect gas fire. TV point.



INNER HALL

With understairs cupboard and door leading to :-

CONSERVATORY

10'2"x 7'8" (3.1m x 2.34m)  
Laminate floor, double glazed windows to three sides, door to garden.



KITCHEN

9'6"x 8' (2.9m x 2.44m)



Range of wall and base units including cupboards and drawers, work surfaces with tiled surround, stainless steel sink unit and mixer tap, double oven, hob and hood, plumbed for automatic washing machine, breakfast bar, radiator, double glazed window to rear.

WET ROOM

6'3"x 5'7" (1.91m x 1.7m)  
With shower, low flush w.c., pedestal wash basin, chrome heated towel rail, Dimplex heater, double glazed window.



TO THE FIRST FLOOR

LANDING

With linen cupboard having radiator and Worcester gas fired central heating radiator. Access to part boarded loft area by retractable ladder.

BEDROOM ONE

14'x 10'10" (4.27m x 3.3m) Widening to 12'9" (3.89m)  
Double glazed windows to front and side, radiator.



BEDROOM TWO

10'3"x 8' (3.12m x 2.44m)  
Double glazed window to rear, radiator.



BEDROOM THREE

9'3"x 8' (2.82m x 2.44m)  
Double glazed window, radiator.

TO THE OUTSIDE

Driveway to side gives access to :-

DETACHED CONCRETE SECTIONAL GARAGE

With light and power.

STONE BUILT OUTBUILDING

Providing :-

TWO USEFUL STORAGE ROOMS/GARDEN ROOM

With light and power.

GARDENS

Roadside grass verge with borders. Delightful stone walled "cottage-garden" to rear comprising lawn with flower borders, wild roses and fruit trees. Greenhouse. Block paved drive and off street parking.



COUNCIL TAX

Band C (from internet enquiry).