

AGENTS NOTES

We understand there is a right of way for the neighbouring property No. 6 leading to their enclosed garden at the bottom of our garden plot.

COUNCIL TAX

Band E (from internet enquiry).

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.

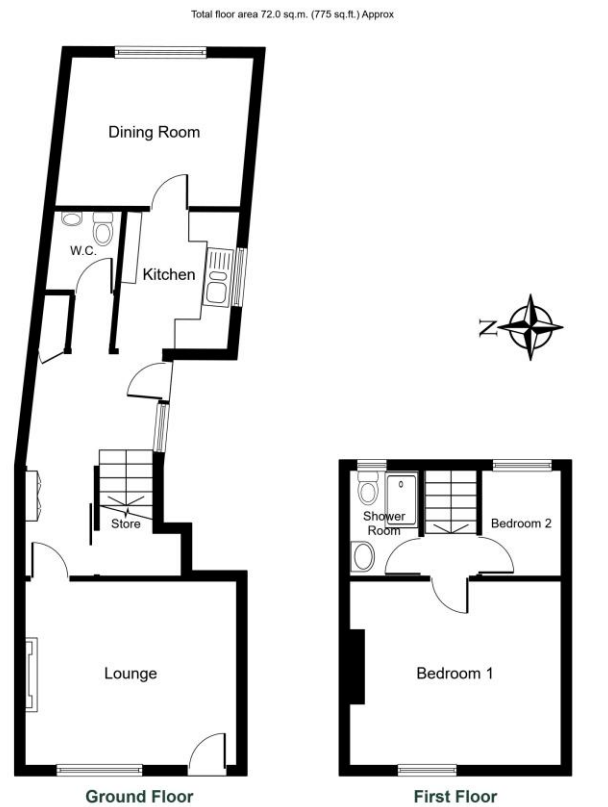
Photographs depict only certain parts of the property. It should not be assumed that the contents/furnishings, furniture etc photographed are included in the sale.

VIEWING

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

Details prepared October 2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



8 Main Street, Kirk Deighton, North Yorkshire, LS22 4DZ. NOT TO SCALE For layout guide



Kirk Deighton ~ 8 Main Street, LS22 4DZ

A charming two-bedroom period terrace cottage extended to rear offering tremendous potential and scope for modernisation and further development, (subject to necessary consent). Enjoying an excellent village location with superb rear garden, viewing essential to fully appreciate the potential and scope to this property.

- Two-bedroom period cottage
- Tremendous potential
- Heart of this exclusive village
- Generous rear garden
- Field views to rear
- Two reception rooms
- Useful stone outbuilding with further potential
- Available with no onward chain

£340,000 OFFERS REGION FOR THE FREEHOLD



MISREPRESENTATION ACT

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KIRK DEIGHTON

Kirk Deighton is an unspoilt limestone village extremely conveniently located approximately one mile north of the busy market town of Wetherby well served by a wide variety of shopping, schooling, travel and recreational facilities. The A1 is also close by giving excellent access to all important centres such as Leeds, Bradford, York and Harrogate as well as convenience for travel further afield.

DIRECTIONS

Proceeding from Wetherby along Deighton Road towards Kirk Deighton. Enter Kirk Deighton Main Street and the property is located directly opposite the Bay Horse on the right hand side of the road identified by a Renton & Parr for sale board.

THE PROPERTY

Offered to the open market for the first time in over 50 years this period cottage offers an exciting opportunity in the heart of this popular village, now in need of a full programme of modernisation throughout and boasting most generous rear gardens, with countryside views.

The accommodation which is available with the benefit of no onward chain in further detail giving approximate room dimensions comprises :-

GROUND FLOOR

LOUNGE

4.2m x 3.6m (13'9" x 11'9")

With front entrance door, double glazed window to front elevation with window seat beneath, stone fireplace with open fire, large single radiator, exposed ceiling beam, meter cupboard.



INNER HALLWAY

With fitted storage to one side, useful understairs storage cupboard, double radiator. Side entrance door with window, telephone point, staircase to first floor.

DOWNSTAIRS W.C.

White low flush w.c., pedestal wash basin with tiled splashback, radiator.

DINING ROOM

3.7m x 3m (12'1" x 9'10")

A useful addition to this cottage providing comfortable living space off the kitchen with large window revealing delightful outlook over lawned gardens and farmland beyond, double radiator beneath.



KITCHEN

2.4m x 2.2m (7'10" x 7'2")

Fitted with wall and base units, laminate worktops, inset stainless steel sink unit with mixer tap, space and plumbing for automatic washing machine and dryer, double radiator, tiled walls, window to side elevation.



FIRST FLOOR

BEDROOM ONE

4.2m x 3.6m (13'9" x 11'9")

With double glazed window to front elevation, deep window sill and radiator beneath, telephone point, attractive exposed ceiling timber.



BEDROOM TWO

2.6m x 1.6m (8'6" x 5'2")

With double glazed window to rear elevation, single radiator, telephone point.



MODERN SHOWER ROOM

Fitted with a white suite comprising low flush w.c., pedestal wash basin, Aqua boards fitted to all walls along with wall mounted shower fittings and glass cubicle, non-slip floor covering, double glazed window to rear.



LANDING

With loft access hatch and ladder leading to useful boarded loft space.

TO THE OUTSIDE

Handgate to the side leads to the rear/side entrance to the property and also to the detached stone built outbuilding.

STONE OUTBUILDING

5.1m x 3.3m (16'8" x 10'9")

Currently divided into two useful store rooms with block internal wall, vaulted roof, light and power laid on. Scope for further development and modernisation, (subject to necessary planning consent).

GARDENS

The rear garden is a particular feature to this village property and is certainly larger than expected. The rear garden is of a generous proportion, laid mainly to lawn with an attractive stone wall to the left hand side abutting farm fields, currently housing cattle.

