

UTILITIES

We understand mains water, electricity, gas and drainage are connected.

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.

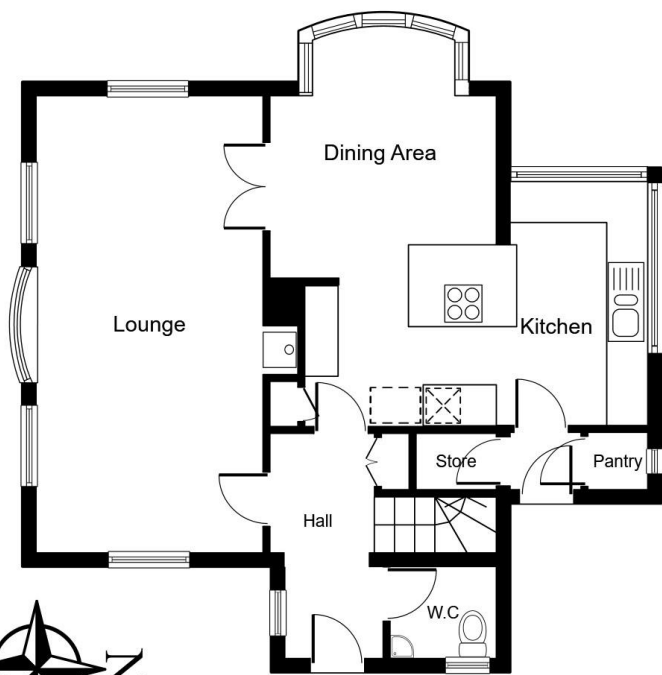
Photographs depict only certain parts of the property. It should not be assumed that the contents/furnishings, furniture etc photographed are included in the sale.

VIEWING

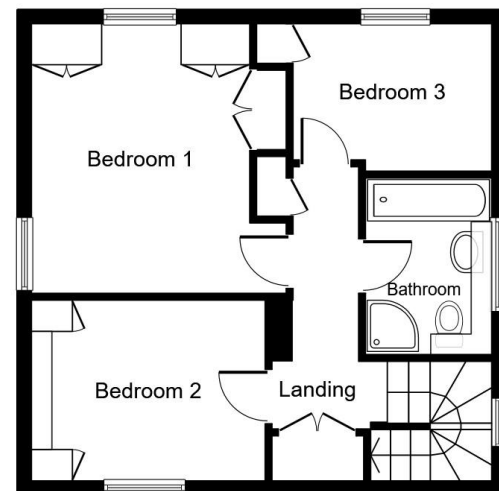
By appointment with the Chartered Surveyors Renton & Parr at their offices, Market Place, Wetherby. Telephone (01937) 582731

Details prepared January 2024.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Ground Floor



First Floor

NOT TO SCALE For layout guidance only

Total floor area 106.8 sq.m. (1,150 sq.ft.) Approx



Scarcroft ~ Creigh Cottage, 1 Manor Park, LS14 3BW

An attractive "cottage" style stone built detached house occupying a choice corner position on this sought after location with excellent access to Leeds City Centre and the regions motorway networks.

- Two reception rooms
- Open plan dining kitchen
- Three bedrooms and bathroom
- Double garage and enclosed gardens to side and rear
- Scope for further extension, subject to renewal of planning

£625,000 PRICE REGION 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 :-

1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Renton & Parr Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



CHARTERED SURVEYORS
ESTATE AGENTS
VALUERS

01937 582731

sales@rentonandparr.co.uk
rentonandparr.co.uk

All-round excellence, all round Wetherby since 1950

SCARCROFT

Scarcroft is a village to the North of Leeds City Centre within easy car commuting distance of Yorkshire Commercial Centres, A1/M1 link road and M62. The Market Town of Wetherby is within 6 miles offering excellent shopping and sporting facilities such as golf courses, swimming pool etc. Schooling in the area is good.

DIRECTIONS

Proceeding from Wetherby towards Leeds along the A58. Entering Scarcroft passing the village hall on the left, turn left into Hellwood Lane and first left into Manor Park where the property is situated on the corner.

THE PROPERTY

An individual and most charming detached house providing an excellent opportunity to extend. Previous plans have been passed (now lapsed) and available upon request of the vendor.

Benefiting from gas fired central heating and double glazing, the accommodation in further detail comprises :-

GROUND FLOOR

ENTRANCE HALL

With entrance door, double glazed side window, radiator, cloaks cupboard, staircase to first floor.

CLOAKROOM

Low flush w.c., pedestal wash basin with tiled splashback, tiled floor, electric radiator.

LOUNGE

6.71m x 3.35m (22'0" x 11'0")
Double glazed windows to three sides, ceiling cornice, wall light points, stone fireplace with raised hearth and log burner.



OPEN PLAN KITCHEN WITH DINING AREA

5.49m x 5.23m (18'0" x 17'2") narrowing to 3.66m (12'0")
Fitted with range of "cottage" style wall and base units including cupboards and drawers, display cabinet, worktops with tiled surrounds, one and a half bowl sink unit with mixer tap, peninsular bar with cupboards and drawers under, Rangemaster four ring gas hob with extractor hood above, built in double oven, space for American style fridge freezer, dishwasher, Worcester gas fired central heating boiler, tiled floor to kitchen area, double radiator, double glazed windows to two sides. Space for dining room table and chairs. Raised double doors to lounge.



SIDE PORCH

A stable type entrance door and pantry and wine store.

FIRST FLOOR

LANDING

Radiator, built in cupboard, extra linen cupboard, ceiling cornice. Drop down ladder to :-

CONVERTED LOFT SPACE

3.35m x 2.87m (11'0" x 9'5")
With Velux window.

BEDROOM ONE

3.96m x 3.35m (13'0" x 11'0")
Double glazed windows to two sides, a range of fitted wardrobes with top boxes, built in double wardrobe, radiator, ceiling cornice.



BEDROOM TWO

3.35m x 2.64m (11'0" x 8'8")
Fitted wardrobes with top boxes, radiator, double glazed window to front, ceiling cornice.



BEDROOM THREE

2.82m x 2.13m (9'3" x 7'0")
Double glazed window to rear, radiator, built in wardrobe, ceiling cornice.

BATHROOM

Tiled walls and floor with four piece white suite comprising panelled bath with mixer taps and shower attachment, vanity wash basin with cupboards under, w.c., and shower cubicle, chrome heated towel rail.



TO THE OUTSIDE

Creigh Cottage occupies a corner position with generous size gardens including "crunch" gravel driveway parking for several vehicles. Wrought iron gate and handgate to a concreted inner drive with access to :-

DOUBLE GARAGE

5.59m x 5.59m (18'4" x 18'4")
Having electric up and over door, light and power laid on, personnel side door.

GARDENS

Lawned gardens to side and rear with screening hedging and well-stocked borders, bushes and shrubs patio/drying area. Handgate onto Hellwood Lane. Outside water tap. Lighting. Useful integral store.



COUNCIL TAX

Band F (from internet enquiry).