



SERVICES

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 February 2024

TO THE OUTSIDE

Entering through electric gates with stone pillars from Common Road onto generous sized gravel driveway providing off-road parking for multiple vehicles. The gravel driveway extends as a foot path around the side and rear of the property leading to south facing seating area, enjoying beautiful open aspect over adjoining paddock land and woodland beyond.

GARDENS

The landscaped garden is set to low maintenance astro-turf, neatly bordered with replacement timber fencing and timber sleepers creating generous space for recreation along with outdoor entertaining space, ideal for barbecue and 'al-fresco' dining in the summer months.



COUNCIL TAX

Band D (from internet enquiry).

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.



Barkston Ash ~ Wood Cottage, Common Road, Barkston Ash, LS24 9PQ

A deceptively spacious three-bedroom charming cottage quietly situated in the popular village of Barkston Ash. Enjoying an enviable position with attractive open aspect to the rear across neighbouring paddock and woodland. Viewing is highly recommended to fully appreciate this unique property.

- Deceptively spacious three-bedroom end of terrace cottage
- Living room, dining room and large breakfast kitchen
- Master bedroom with vaulted ceilings and ensuite shower
- Spacious house bathroom
- Landscaped garden to side and flagged patio to rear

£350,000 PRICE REGION FOR THE FREEHOLD



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BARKSTON ASH

Barkston Ash is a popular village set off the A162 some five miles south of Tadcaster/A64 and within easy commuting distance of both Leeds and York. The village dates back to 1090AD and has a highly respected primary school and many local amenities including two children's nurseries, churches and a village hall, and benefits from two licensed pub/restaurants. Scarthingwell Golf course is a pleasant walk away through parkland which includes a further restaurant. The A64 links Leeds, York and the A1/M1 and provides easy access to the major motorway networks for travel further afield. For the train traveller there is a commuter link at nearby Church Fenton with quick, regular trains to Leeds, York and beyond.

DIRECTIONS

Proceeding from Tadcaster towards Sherburn in Elmet along the old London Road (A162), passing through Towton, the next village along is Barkston Ash. Passing the school on the left take the next left turning signposted towards Church Fenton along Main Street. Continue through the village round a left and a right hand bend then as leaving the village along Common Road the property is located on the right hand side.



THE PROPERTY

This extended character property offers light and spacious living accommodation of approximately 1185sq ft. Benefitting from gas fired central heating and double glazed windows throughout, the property in further detail giving approximate room sizes comprises:-

GROUND FLOOR

ENTRANCE HALLWAY

1.54m x 1.35m (5'0" x 4'5")

Entering through UPVC double glazed front door into entrance hallway with central light fitting.

DOWNSTAIRS W.C.

Fitted with a modern white suite comprising low flush w.c., pedestal wash basin, radiator to side, double glazed window, central pendant light fitting and extractor fan.

DINING ROOM

4.02m x 3.36m (13'2" x 11'0")

A bright and airy reception room with double glazed window to rear, double radiator beneath, staircase leading to first floor, further double glazed window, central pendant light fitting.



BREAKFAST KITCHEN

4.14m x 4m (13'6" x 13'1")



A generous size breakfast kitchen with large double glazed window to rear affording open aspect over neighbouring paddock land, two further double glazed windows to side and front and French style double glazed patio doors. Fitted kitchen comprising a range of Shaker fronted wall and base units, work surfaces with matching up-stands. Integrated appliances include electric oven with four ring gas hob and extractor hood above, along with one and a half bowl stainless steel sink unit with drainer and mixer tap. Space and plumbing for automatic washing machine and tumble dryer, space for large American style fridge

freezer, tile effect vinyl floor covering, double radiator and recess ceiling lighting.



LIVING ROOM

4.27m x 3.61m (14'0" x 11'10")

With double glazed window to front, French style patio doors to rear, double radiator with decorative radiator cover and central light fitting.



FIRST FLOOR

LANDING

Two double radiators to front, three pendant light fittings and double radiator.

BEDROOM ONE

4.69m x 3.9m (15'4" x 12'9") narrowing to 2.67m (8'9")

A generous size double bedroom with attractive vaulted ceiling, double glazed window to front with Velux window to rear elevation, double radiator and pendant light fitting.



EN-SUITE SHOWER

2.99m x 1.15m (9'9" x 3'9") max

Fitted with a modern white suite comprising low flush w.c., pedestal wash basin and step-in shower cubicle with recess ceiling lighting and extractor fan.



BEDROOM TWO

4.05m x 2.05m (13'3" x 6'8") Widening to 2.83m (9'3")

Double glazed windows to two sides with attractive open aspect over neighbouring countryside, vaulted high ceilings, double radiator and central pendant light fitting.

BEDROOM THREE

2.92m x 2.01m (9'6" x 6'7")

Double glazed window to rear, radiator beneath, vaulted ceiling, central pendant light fitting.

BATHROOM

2.9m x 2.37m (9'6" x 7'9")

A generous size bathroom fitted with white suite comprising low flush w.c., pedestal wash basin, panelled bath with shower and screen above, part tiled walls with tile effect vinyl floor covering, heated towel rail, recess ceiling lighting, double glazed window and extractor fan.