

TO THE OUTSIDE

Tarmac driveway with turning space gives access to :-

INTEGRAL GARAGE

4.75m x 4.6m (15'7" x 15'1")

Having electric up and over door, light and power laid on, integral access door, personnel door to rear.

GARDENS



The property enjoys attractive well-maintained established gardens to front and rear with wide lawned garden to front with flower borders, bushes and shrubs and block paved paths lead round to sheltered patio area (off the kitchen). Ornamental garden with box hedging. Private quiet lawned garden to rear with screening hedging and flower borders. A further enclosed courtyard to the rear with log store and garden store room.

The property is served by LPG gas with tanks sited to the side of the garage.

COUNCIL TAX

Band F (from internet enquiry).

SERVICES

Mains electric and water. LPG central heating. Cesspool.

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		
(69-80) C		
(55-68) D		63
(39-54) E		
(21-38) F	35	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Cattal ~ Balmor Cottage, Oxmoor Lane, YO26 8EA

A beautifully presented detached cottage providing excellent accommodation with generous sized gardens and open views to front and rear, enjoying a village location approximately 2 miles from the A.1

- Three reception rooms, two with beamed ceilings
- Excellent dining kitchen with integrated appliances
- Downstairs toilet and utility room
- Principal bedroom with en-suite shower room and dressing room/bedroom four
- Two further double bedrooms and family bathroom
- Integral garage
- Attractive gardens with side patio area and rear courtyard
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£750,000 PRICE REGION FOR THE FREEHOLD

3 3/4 2

MISREPRESENTATION ACT

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CATTAL

Cattal is a village and civil parish in the Harrogate district of North Yorkshire, it is on the River Ouse and 1 mile east of the A1 road and just off the A59. It is about 4 miles away from Knaresborough. The village is very old. It was mentioned in The Domesday Book. Despite being a small village it is served by cattal railway station on the Harrogate Line which is slightly north of Cattal. The Cattal Bridge is one of the few places to cross the River Nidd. The Village also has a Roman road that goes through it. It has a pub, The Victoria, close to the railway station and the village.

DIRECTIONS

Travelling North from the market town of Wetherby up the old A1 Boroughbridge Road past the Bridge Inn at Walshford then cross the A1(M) over the flyover. At the mini roundabout continue straight on into Hunsingore and after approximately 1 mile into Cattal village. Balmor Cottage is then situated on the left hand side identified by a Renton & Parr for sale board.



THE PROPERTY

A delightful village property, well maintained and tastefully decorated throughout providing light and spacious accommodation with exposed beams to two reception rooms and underfloor heating to conservatory and dining kitchen. Windows are double glazed and gardens are attractively laid out to front and rear with climbing rose and wisteria clad front elevation, the accommodation in further detail comprises :-

GROUND FLOOR

ENTRANCE PORCH

With recess entrance door leading to :-

'L' SHAPED RECEPTION HALL

With UPVC double glazed windows, turned staircase to first floor with storage cupboard under, radiator in cabinet, integral access to garage.

LIVING ROOM

6.35m x 3.96m (20'10" x 13'0")

A delightful room with beamed ceiling, wood burning stove, double glazed aspect window to front and side, two radiators, four wall light points, open door to :-



CONSERVATORY

4.72m x 3.58m (15'6" x 11'9")

Having tiled floor and underfloor heating, double glazed windows with views to front and rear, French windows to patio area.



SITTING ROOM

3.96m x 3.96m (13'0" x 13'0")



With beamed ceiling, double glazed aspect window to front, double radiator, stone fireplace with wood burning stove, two wall light points, recess shelving.

DINING KITCHEN

5.41m x 3.66m (17'9" x 12'0")

Beautifully fitted with range of Shaker style wall and base units including cupboards and drawers, granite worktops and up-stands, underset one and a half bowl stainless steel sink unit with mixer tap, tiled floor with underfloor heating, integrated appliances including fridge freezer, dishwasher, Rangemaster classic deluxe cooker with five ring gas hob and extractor above, double glazed windows to two sides including French doors to side patio, LED ceiling lighting, lantern window for additional natural light, space for table and chairs.



UTILITY ROOM

3.18m x 2.97m (10'5" x 9'9")

Range of wall and base cupboards, worktops with tiled surrounds, one and a half bowl stainless steel sink unit and mixer tap, plumbed for automatic washing machine, radiator, tiled floor, double glazed window, side entrance door, cupboard housing Worcester LPG fired central heating boiler.

CLOAKROOM (OFF)

2.13m x 1.47m (7'0" x 4'10")

Tiled floor, white suite including low flush w.c., vanity wash basin with cupboards under, radiator/towel rail, extractor fan, double glazed window.

FIRST FLOOR

LANDING

With loft access, ceiling beams.

PRINCIPAL BEDROOM

6.17m x 4.57m (20'3" x 15'0") overall

Including fitted wardrobes, cupboards and drawers to one wall, further double wardrobe, two double glazed aspect windows to front, two radiators.



EN-SUITE SHOWER ROOM

3.05m x 1.98m (10'0" x 6'6")

A modern stylish suite including walk-in shower, wash basin and low flush w.c., tiled floor, heated towel rail, LED ceiling lighting.

DRESSING ROOM/BEDROOM FOUR

3.53m x 3.2m (11'7" x 10'6")

With double glazed aspect window to front, radiator, fitted wardrobes and cupboards.

BEDROOM TWO

3.56m x 3.2m (11'8" x 10'6")

Double glazed aspect window to front, radiator, built in double wardrobe.

BEDROOM THREE

3.48m x 3.05m (11'5" x 10'0") narrowing to 2.06m (6'9") plus fitted wardrobes to one wall, double glazed window overlooking rear garden and fields beyond, radiator.

FAMILY BATHROOM

3m x 2.57m (9'10" x 8'5") average



Tiled floor and half tiled walls with four piece white suite comprising enclosed bath, vanity wash basin with cupboard under, low flush w.c., walk-in shower cubicle, heated towel rail, LED ceiling lighting, double glazed window.