



#### TENURE

Freehold

#### COUNCIL TAX

Band F (from internet enquiry)

#### SERVICES

We understand mains water, electricity, LPG 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 July 2024



Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs			
(92 plus)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	26	
(1-20)	G		
Not energy efficient – higher running costs			
England & Wales		EU Directive 2002/91/EC	

#### MISREPRESENTATION ACT

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

- 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.
- 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.
- 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.



## Whixley ~ The White House, Rudgate, YO26 8AL

Offered to the market for the first time in over 25 years this charming three-bedroom period cottage is available with the benefit of no onward chain, although lovingly cared for by the previous owner the property would now benefit from cosmetic updates and modernisation throughout.

- A charming period property
- Two reception rooms, each having multi-fuel burning stoves
- Generous kitchen
- Separate utility, downstairs w.c.
- Three double bedrooms
- Recently modernised house bathroom
- Comfortable off-street parking to front

**£475,000** PRICE REGION



CHARTERED SURVEYORS  
ESTATE AGENTS  
VALUERS

01937 582731

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

All-round excellence, all round Wetherby since 1950

### Agents Commentary

The White House is reputed to be one of the oldest properties in this popular village and believed to have been the village Forge, offering a unique balance of historical charm and exciting modernisation opportunities (subject to necessary planning consent).

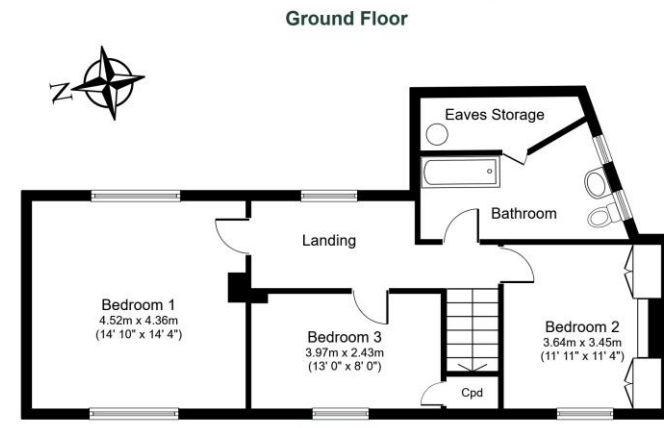
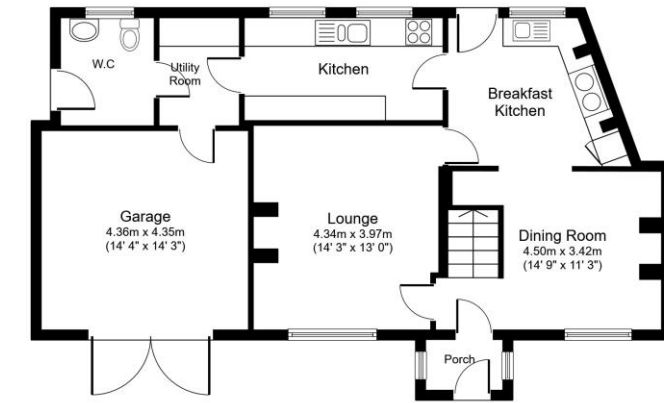
On the ground floor there are two generous reception rooms, each with a multi-fuel burning stove and windows that overlook the well-tended "cottage-style" front garden. A traditional kitchen featuring oak block worktops, bespoke fitted units and a striking Rayburn (currently out of service). Adjacent is a galley-style kitchen with ample wall and base units, integrated oven with hob and a useful utility area with plumbing for white goods and a separate downstairs w.c.

On the first floor a spacious landing area suitable for office space along with three double bedrooms and a modernised house bathroom.

To the outside a charming "cottage-style" front garden with well-stocked floral borders and a neat parcel of lawn. A generous block-paved driveway offering comfortable off-street parking for multiple vehicles serves access to integral garage. To the rear a larger than expected garden mainly laid to lawn with deep, well-stocked borders, established hedging and trees providing exceptional privacy. There are hard-standing areas ideal for outdoor entertaining and 'al-fresco' dining.

Furthermore, there is a detached workshop measuring approx. 4.7m x 4.3m with light and power laid on, prime for further development and conversion (subject to necessary planning consent).

The property enjoys a quiet position within this highly sought-after village only minutes walk to the village shop and public house. The combination of its period charm and the potential for modernisation and expansion makes it an ideal opportunity for buyers looking to tailor a home to their personal taste and requirements.



NOT TO SCALE For layout guidance only  
Total floor area 142.0 sq.m. (1,528 sq.ft.) Approx (Including Garage)

