



**TENURE**  
Freehold.

**COUNCIL TAX**  
Band F (from internet enquiry).

**SERVICES**  
We understand mains water, electricity, gas central heating and drainage are connected.

**GENERAL**  
Room measurements in these particulars are only approximations and are taken to the widest point.

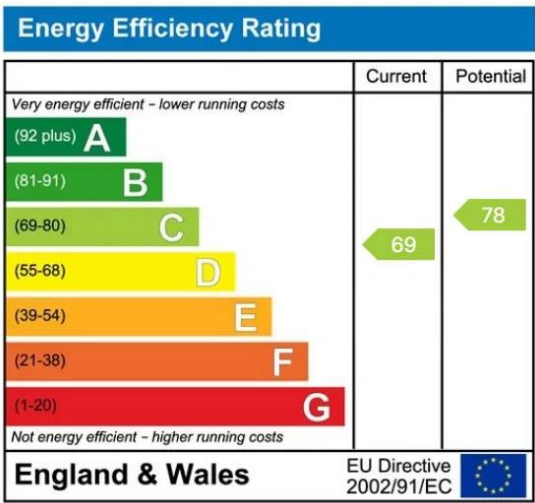
None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

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 2025



**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.
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**Saxton ~ 4 Church Court, LS24 9PY**

A stunning 4-bedroom, 2 bathroom stone built detached family house with 120 ft rear garden, double garage and parking, discreetly positioned off the Main Street in the heart of this popular village.

- First time offered on the open market for over 36 years
- Spacious detached family house
- Discrete private drive location
- Lounge and dining hall
- Extended kitchen diner
- 4 double bedrooms
- Bathroom and en suite shower
- Feature lawned gardens to rear

**£695,000 OFFERS OVER**



**Renton & Parr**

CHARTERED SURVEYORS  
ESTATE AGENTS  
VALUERS

01937 582731  
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Property Description

A Stunning Four-Bedroom Detached House in Saxton, Near Tadcaster

Nestled discreetly off the Main Street in the picturesque village of Saxton, this remarkable stone-built, four-bedroom detached house is on the market for the first time in over 36 years.

**Ground Floor:** Upon entering, you are greeted by a welcoming hallway with a convenient downstairs toilet and separate cloaks cupboard. An inner door leads to a bright dining hall with a large picture window, offering a charming view of the rear garden. The return staircase ascends to a gallery landing and first-floor accommodation. The spacious lounge features a picture window and French doors that open onto the rear garden. An attractive fireplace with a gas, coal effect stove adds warmth and character. The extended breakfast kitchen boasts a full-height picture window and French doors to the rear garden. It is well-fitted with wall and base units, worktops, and tiled surrounds. Integrated appliances include a double oven, an induction hob with a hood above, a fridge, a freezer, a washing machine, a tumble dryer, and a dishwasher. The boiler cupboard houses the gas-fired central heating boiler.

**First Floor:** An open-tread, turn staircase leads to the first-floor gallery landing. The principal bedroom offers a dual aspect and fitted wardrobes with mirrored doors. The fully tiled en suite shower room complements the principal bedroom. Three further double bedrooms complete the first-floor accommodation, with the fourth bedroom currently used as a study. The house bathroom, with tiled walls and floor, features a white three-piece suite.

**Outside:** The property includes a double garage with twin up-and-over doors, light, power, and useful eaves storage. Additional gravel driveway parking is available at the front. A highlight of this property is the generous garden to the rear, extending over 120 feet in depth. The private garden is primarily laid to lawn, with well-stocked borders of bushes and shrubs, and a tree-lined open countryside backdrop. A full-width flood lit west facing patio area is perfect for outdoor entertaining and alfresco dining.

