



TENURE
Freehold.

COUNCIL TAX
Band F (from internet enquiry).

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

N.B
The access drive is owned by number 2 with maintenance costs shared by all 4 properties.

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

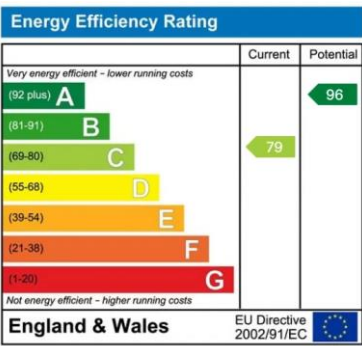
None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

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 April 2025



Saxton ~ 2 Cotchers Rise, LS24 9AZ

A spacious 5-bedroom 3 bathroom stone built detached family house being one of four on a select modern development overlooking farmland on the edge of this popular village.

- Spacious lounge
- Open plan dining kitchen and separate utility room and WC
- Five generous sized bedrooms
- 2 en-suites and separate family bathroom
- Gas central heating and double glazed throughout
- Integral double garage
- Enclosed manageable gardens to rear with lawn and hedging to the front

£595,000 GUIDE PRICE



MISREPRESENTATION ACT

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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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Property Description

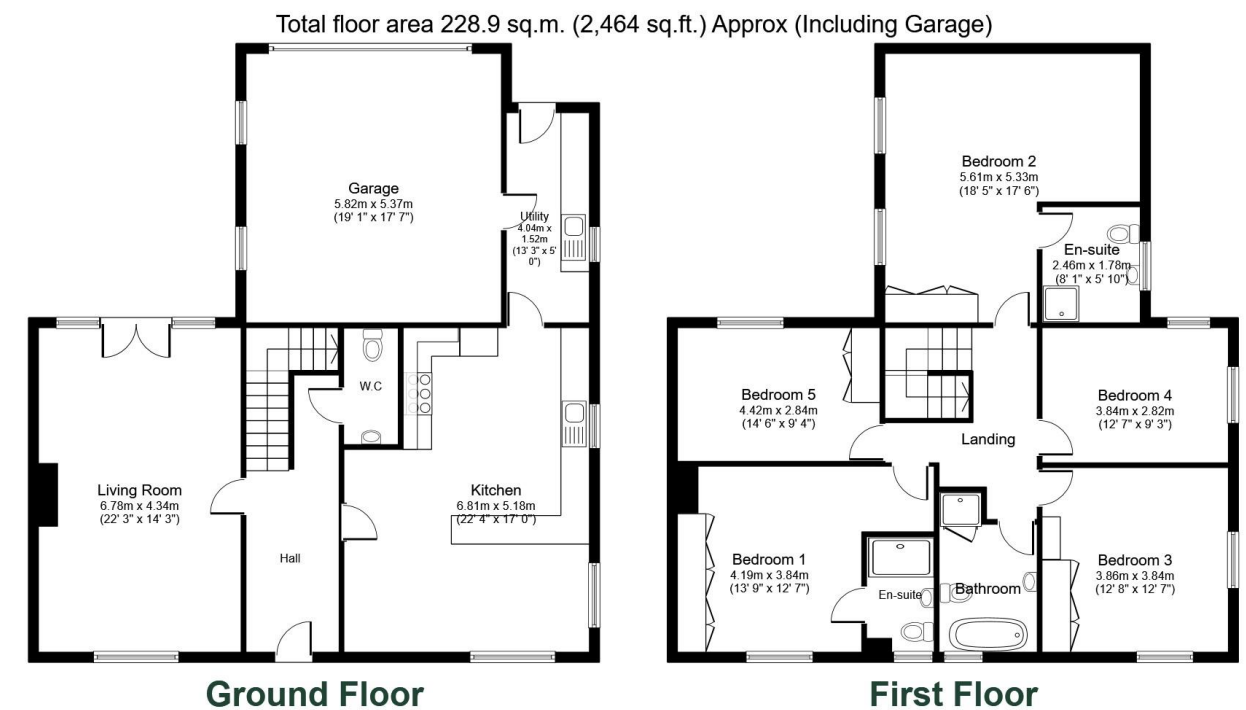
A stunning modern stone-built detached family home, part of a select development of just four properties, situated on the edge of the charming village of Saxton. The property enjoys picturesque views over open farmland, offering a peaceful and private setting while still being conveniently located between Tadcaster and Sherburn in Elmet.

Upon entering the property, you are greeted by a welcome hallway leading into a spacious and light-filled lounge, providing a perfect space for relaxation. The heart of the home is the open-plan dining kitchen, ideal for family gatherings and entertaining, with a well-appointed kitchen and ample dining space. A convenient downstairs WC and utility room add to the practicality of the home. The integral double garage offers additional storage and parking options.

On the first floor, the property boasts five generously sized bedrooms, two of which benefit from en-suite facilities, while the remaining bedrooms share a modern family bathroom. Four bedrooms have the benefit of fitted wardrobes ensuring both comfort and style.

Outside, the small enclosed rear garden provides a manageable space for outdoor enjoyment, with lovely views of the surrounding countryside from the side. The property is further complemented by gas central heating and double glazing, ensuring a warm and energy-efficient home throughout the year. EPC rating C.

This lovely home is ideally located in a sought-after village, offering a peaceful lifestyle with easy access to nearby amenities and transport links. A perfect family home for those looking for both tranquillity and convenience.



NOT TO SCALE For layout guidance only

