

SECOND FLOOR

LANDING AREA

With Velux window and LED ceiling spotlights, eaves storage.

BEDROOM THREE

14' 1" x 9' 6" (4.3m x 2.9m)

With large double glazed UPVC window to rear, double radiator, T.V. aerial.

BEDROOM FOUR

12' 5" x 8' 6" (3.8m x 2.6m) plus door recess

With large double glazed UPVC window to rear elevation, double radiator.

SHOWER ROOM

A stylish suite comprising low flush w.c., vanity wash basin, large walk-in shower cubicle with electric Bristan shower, eye catching floor tiles and matching skirting, chrome ladder effect heated towel rail, LED ceiling spotlights, extractor fan.

TO THE OUTSIDE

Driveway parking to front, E.V. charging point, leading to :-

INTEGRAL SINGLE GARAGE

15' 5" x 12' 1" (4.7m x 3.7m)

With electric up and over door, light and power laid on, Ideal Standard wall mounted gas boiler, manifold system for the underfloor heating.

GARDEN

Set behind an attractive rendered wall with stone coping a well thought out and low maintenance front garden with gravel borders and raised flower beds as well as established individual trees and bushes. Stone flags extend down the side of the property to a handgate beyond which lies a much loved and skilfully landscaped south facing rear garden enclosed with high fence perimeter and tall trees affording an excellent degree of privacy with shaped lawns, deep well stocked flower borders boasting a variety of established plants, shrubs and bushes. Generous hard-standing patio areas creating the ideal space for outdoor entertaining and 'al-fresco' dining. Garden shed and log store. A substantial garden office with light and power laid on, UPVC windows and double patio doors.



COUNCIL TAX

Band E (from internet enquiry).

GENERAL

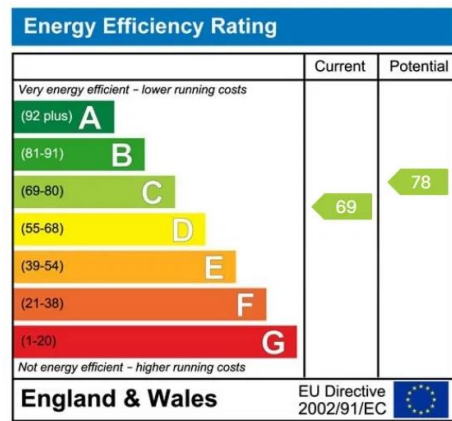
Room measurements in these particulars are only approximations and are taken to the widest point. None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy 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



Wetherby ~ Kincraigie, 6 Ashfield, LS22 7TF

A simply stunning five bedroom detached family home built in the 1930's having recently undergone an extensive programme of extensions and refurbishments. The accommodation now boasts comfortable living space arranged over three floors boasting exceptional high-quality fixtures and fittings throughout with generous private south facing garden.

£975,000 PRICE REGION FOR THE FREEHOLD

- Superbly presented detached family home
- Five bedrooms arranged over three floors
- Master having stunning luxury en-suite and generous dressing room
- Two further shower rooms
- Impressive living kitchen/diner
- High quality integrated appliances



3 Recep 5 Beds 3 Baths 1 En-suite

MISREPRESENTATION ACT

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01937 582731
sales@rentonandparr.co.uk
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Premium

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WETHERBY

Wetherby is a West Yorkshire market town located on the banks of the River Wharfe and lies almost equidistant from Leeds, Harrogate and York. Local amenities include a range of shops, schooling, sporting amenities including indoor heated swimming pool, 18 hole golf course, tennis, squash, rugby, cricket and football teams. Commuting to major Yorkshire commercial centres is via a good local road network with the A1 and M1 link south of Aberford.

DIRECTIONS

Proceeding out of Wetherby along Deighton Road, turn right into Ashfield and the property is identified on the right hand side by a Renton & Parr for sale board.

THE PROPERTY

Since purchasing the property back in 2013 Kincaigie has undergone significant development and re-modelling to create a spacious and impressive family home boasting approximately 2,907 sq ft (including garage) of exceptionally high quality living accommodation, beautifully presented throughout.

Benefiting from modern UPVC double glazed windows and doors, underfloor heating to the impressive living kitchen and dining area with gas fired central heating boiler. The accommodation in further detail giving approximate room dimensions comprises :-

GROUND FLOOR

SIDE PORCH

A most attractive oak portico with composite entrance door leading to :-

ENTRANCE HALLWAY

Of generous size with double glazed UPVC windows to front elevation, fitted shutters, radiator beneath, attractive natural stone floor tiles, further radiator, oak staircase to first floor.

LOUNGE

23' 3" x 12' 5" (7.1m x 3.8m)
A most spacious family lounge with large double glazed UPVC window to rear and side elevation allowing an abundance of light to flood into the space, wood burning stove surmounted upon granite hearth, two double radiators, original picture rail and corner cabinet with pine doors and leaded windows, double internal doors leading to :-

STUNNING BREAKFAST KITCHEN

20' 4" x 13' 5" (6.2m x 4.1m)
Kitchen area comprehensively fitted with a range of modern gloss wall and base units, cupboards and drawers, beautiful granite worktops with matching up-stand, integrated appliances include Bosch induction hob with extractor hood above, Neff microwave, two Bosch cookers with wi-fi capabilities, double warming drawers. A superb central island with matching granite worktops, undercounter dishwasher along with wine cooler, two sinks one

with Quooker tap, fixed oak chopping board, UPVC window to side elevation with corner seating and storage beneath, LED ceiling spotlights, attractive oak floor covering with underfloor heating that flows seamlessly through into :-



ADJACENT LIVING AREA

20' 0" x 13' 9" (6.1m x 4.2m)



A fantastic addition to this property the space is light and airy having partially vaulted ceiling with two large Velux windows along with LED ceiling spotlights. A pair of three leaf bi-folding aluminium doors to side and rear leading out onto a superbly private and generously south facing rear garden, T.V. aerial, large ceiling pelmet lighting.

DINING ROOM

12' 1" x 11' 9" (3.7m x 3.6m)
Having partially vaulted ceiling with LED ceiling spotlights, double glazed UPVC window to rear, ample space for large dining table and chairs.



UTILITY

12' 1" x 7' 2" (3.7m x 2.2m)
With fitted tall storage cupboards, space and plumbing for automatic washing machine, tumble dryer and additional space for fridge freezer, fitted Quartz worktops with inset one and a quarter ceramic sink unit, wine fridge, attractive floor tiles, UPVC door to side, doorway leading to integral garage.

HOME OFFICE

10' 2" x 8' 6" (3.1m x 2.6m) With double glazed UPVC window to side elevation, attractive oak floor covering, ample space for desk/work station, attractive vertical radiator, useful understairs store cupboard.

CLOAKROOM/W.C.

With attractive floor tiles, Velux window, vertical radiator, white low flush w.c., with concealed cistern, vanity wash basin, chrome ladder effect heated towel rail, LED ceiling spotlights, fitted cupboard housing electric consumer unit.

FIRST FLOOR

LANDING AREA

With double glazed UPVC windows to front, fitted shutters.

MASTER BEDROOM

14' 1" x 13' 1" (4.3m x 4m)



A generous double bedroom with double glazed UPVC window to rear, double radiator, picture rail, T.V. aerial.

LUXURY EN-SUITE BATHROOM

11' 5" x 11' 1" (3.5m x 3.4m) Beautifully finished and appointed to an excellent standard with modern white suite comprising free-standing bath with mixer tap and detachable shower hand piece, low flush w.c., with concealed cistern, "his & hers" vanity wash basin with drawers beneath, generous walk-in shower cubicle, anthracite vertical radiator, attractive natural stone floor tiles with underfloor heating, vaulted ceiling with Velux window, LED ceiling spotlights, extractor fan.



DRESSING ROOM

13' 1" x 11' 5" (4m x 3.5m)
With fitted bedroom furniture to all four walls affording comfortable hanging space, shelves and drawers, as well as matching dressing table and central chest of drawers. Vaulted ceiling with two Velux windows, LED ceiling spotlights.

BEDROOM TWO

12' 1" x 10' 2" (3.7m x 3.1m) plus recess
Under staircase to second floor. With double glazed UPVC windows to rear elevation, double radiator beneath, original picture rail.

BEDROOM FIVE/NURSERY

9' 2" x 8' 6" (2.8m x 2.6m)
With double glazed UPVC window to side elevation, radiator beneath, picture rail.

HOUSE SHOWER ROOM

An attractive white suite comprising w.c. with concealed cistern, large walk-in shower cubicle with tiled walls and white floor tiles, "his & hers" vanity wash basin with cupboards and drawers beneath providing generous storage, chrome ladder effect heated towel rail, LED ceiling spotlights, double glazed UPVC window to front elevation.