



TENURE
Freehold.

COUNCIL TAX
Band E (from internet enquiry).

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

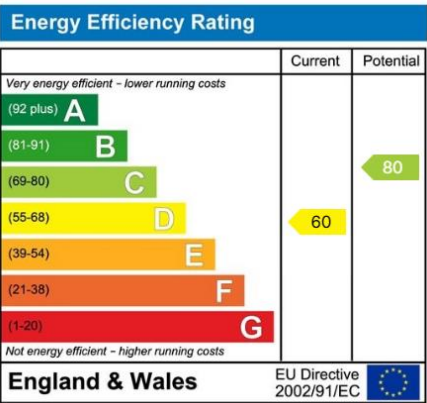
GENERAL
Room measurements in these particulars are only approximations and are taken to the widest point.

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



Stutton ~ Old Laundry Cottage, Green Lane, LS24 9BW

An extended and deceptively spacious four bedroom period cottage bursting with character and charm, set amidst an established and generous sized garden plot in the heart of popular village of Stutton. Available with benefit of no upward chain.

- An extended four bedroom character cottage
- Three reception rooms to the ground floor
- Fitted kitchen with Rangemaster double oven
- Exposed stone walling and ceiling timbers
- Master bedroom with ensuite shower
- Private and established garden
- Off road parking and detached single garage
- Excellent village location

£545,000 PRICE REGION

2 4 2

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.
2. 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.
3. 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.



Renton & Parr

CHARTERED SURVEYORS
ESTATE AGENTS
VALUERS

01937 582731

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

All-round excellence, all round Wetherby since 1950

Property Description

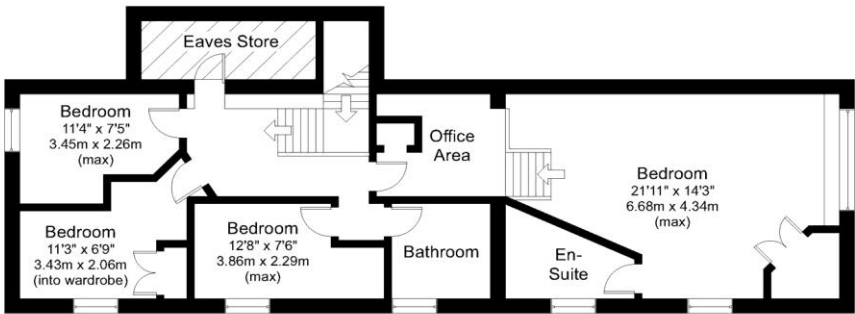
Upon entering the property, a welcoming entrance hallway gives way to a charming country-style breakfast kitchen complete with an exposed stone arch, shaker-style wall and base units and complementary work surfaces. A Rangemaster double oven with grill function and five-ring gas hob is fitted, along with extractor hood above. Useful larder storage cupboard, attractive tiled floor leads to a breakfast bar area which is ideal for informal dining.

A step down leads into a light and airy reception room currently used as a dining / sitting room, enjoying views over the rear garden via double-glazed sliding patio doors. Further natural light is provided by a side window and French doors opening into a conservatory. Currently utilised as a playroom, the conservatory offers further versatility. A utility room with pantry storage along with space and plumbing for washing machine and dryer offers practical convenience.

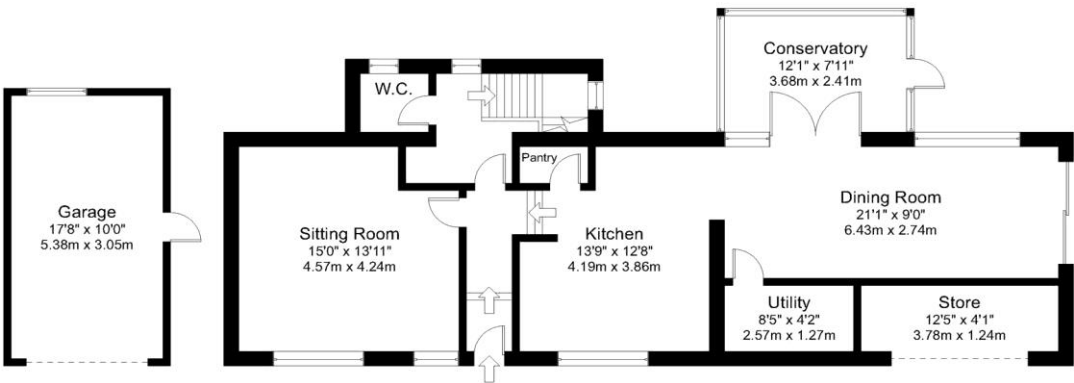
The traditional living room is an impressive space enjoying feature walls of exposed stonework, ceiling timbers, and a feature fireplace with stone hearth and surround – offering a warm and characterful focal point. Completing the ground floor is a cloakroom with useful storage and downstairs W.C.

To the first floor, the principal bedroom is a generous extended double, enjoying dual-aspect views to the front and across the rear garden. There are fitted wardrobes and a well-appointed en-suite shower room. Bedrooms two and three are both double rooms, the fourth bedroom offers flexibility as a single bedroom or ideal home office space. A storage cupboard is accessed from the landing.

Externally, the property sits on a generous plot with off-road parking to the front and side, a timber gate leads to a detached single garage to the rear with manual up-and-over door, power, and lighting. A particular feature of the home is the beautifully maintained rear garden – laid largely to lawn and flanked by well-stocked hedgerow borders and a delightful variety of established fruit trees, offering excellent levels of privacy and a truly tranquil outdoor setting.



First Floor



Ground Floor

Gross internal floor area excluding Garage, Store & Eaves Store (approx.): 151.4 sq m (1,630 sq ft)
Not to Scale. Copyright © Apex Plans. For illustrative purposes only.

