



TENURE
Freehold.

COUNCIL TAX
Band C (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.

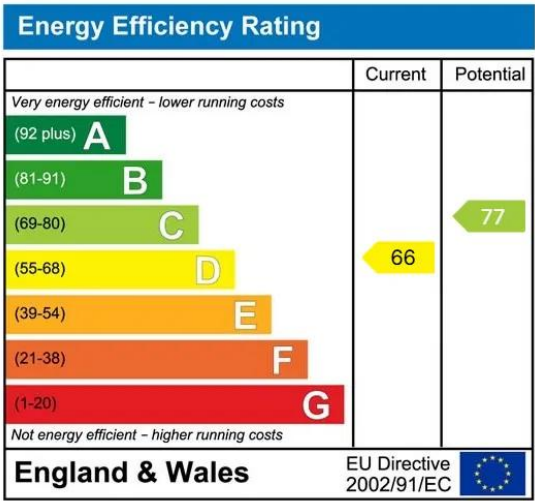
None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

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 November 2025



Kirk Deighton ~ 21 Ashdale View, LS22 4DS

A two bedroom semi detached house enjoying open views and good size gardens. Excellent opportunity to modernise and extend to personal taste. Available with No onward chain.

- Lounge and separate kitchen and utility room
- Two double bedrooms, shower room and separate wc
- Generous sized gardens to three sides
- Gas central heating and double glazed windows
- Delightful open views

£250,000 OFFERS OVER



MISREPRESENTATION ACT

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ESTATE AGENTS
VALUERS

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Property Description

Offered to the open market for the first time in over forty years, a much-loved family home now available with no onward chain. This two-bedroom semi-detached property enjoys a pleasant position on the edge of the sought-after village of Kirk Deighton, with attractive open views and excellent potential for modernisation and extension, subject to the necessary planning consents.

The property benefits from gas-fired central heating, double glazing, and cavity wall insulation, and would now respond well to a programme of updating.

On the ground floor, the accommodation comprises an entrance hall leading to a bright, dual-aspect lounge with gas fire, and a kitchen with a range of cupboards and pantry. Adjoining the kitchen is a useful utility room which offers scope, if combined, to create a spacious open-plan dining kitchen.

To the first floor there are two generous double bedrooms, both with pleasant outlooks, together with a shower room and separate wc.

The property occupies a generous plot with gardens to three sides, offering ample opportunity to extend the accommodation while still retaining a good amount of outdoor space. A driveway provides off-street parking and leads to a single garage.

Enjoying a semi-rural setting on the edge of Kirk Deighton, the property is well placed for access to the nearby market town of Wetherby, which offers an excellent range of shops, schools, and local amenities. The area is also well served by road links, with easy access to the A1(M) and the surrounding centres of Leeds, York, and Harrogate.

A rare opportunity to acquire a well-situated home with great potential in this desirable village location.

