

VIEWING
By appointment with the Chartered Surveyors Renton & Parr at their offices, Market Place, Wetherby. Telephone (01937) 582731

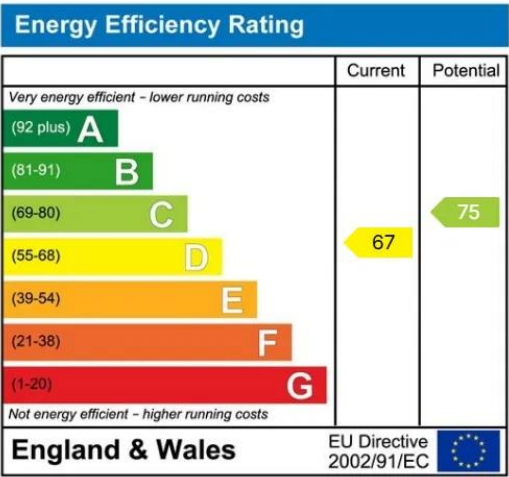
MORTGAGES
If you require mortgage facilities on this or indeed any other property we should be only too pleased to assist. We have a good connection with a leading Independent Mortgage Advisor who will offer free expert and impartial advice, which is of course confidential, and without obligation, please ask for further details.

All mortgages are subject to status and valuation. Any lender will require a charge on the property.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations are available on request.

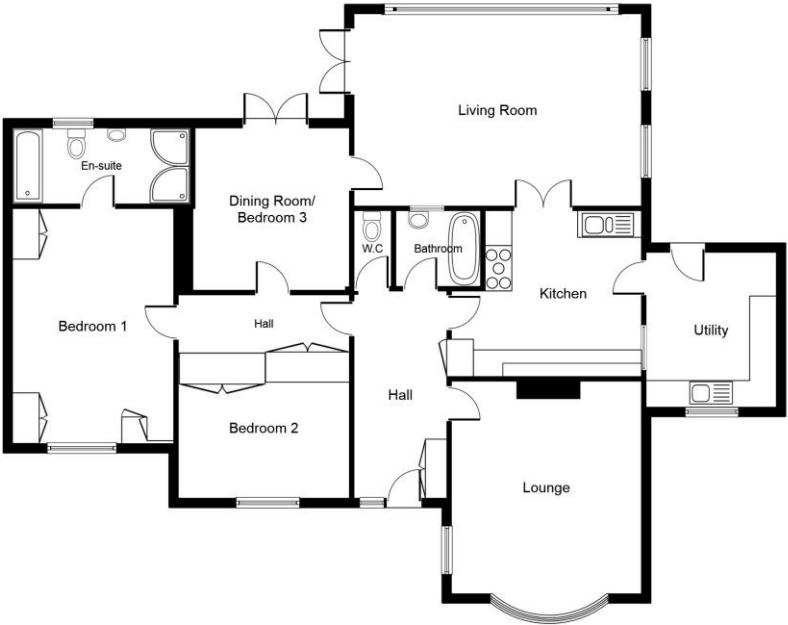
Details prepared August 2025



Saxton ~ Pear Tree Farm Bungalow, Main Street, LS24 9PY

An extended and spacious three bedroom detached stone built bungalow situated within the conservation area of this sought after village, located between Tadcaster and Sherburn in Elmet, surrounded by open countryside. No upward chain.

- Well-presented spacious detached bungalow
- Gas central heating and double glazed
- Lounge, dining room/bedroom three and sun lounge to rear
- Off-road parking to front and gardens front and rear
- Excellent village location



Pear Tree Farm, Main Street, Saxton, Tadcaster LS24 9PY NOT TO SCALE For layout gui

Pear Tree Farm Bungalow, Main Street, Saxton, Tadcaster, LS24 9PY.

Not to scale for layout guidance only

£575,000 PRICE REGION FOR THE FREEHOLD



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.



CHARTERED SURVEYORS
ESTATE AGENTS
VALUERS

01937 582731
sales@rentonandparr.co.uk
rentonandparr.co.uk

All-round excellence, all round Wetherby since 1950

SAXTON

Saxton is a quiet unspoilt rural village steeped in history and predominantly limestone built properties. It is situated approximately 3 miles east of the A1 and M1, 4 miles south of Tadcaster and a similar distance from the A64 Leeds to York road. Commuting is excellent with Leeds and York only some 20 minutes drive and Leeds/Bradford airport close by. Saxton is also approximately 11 miles from Wetherby.

The village has its own school, church and public house, village hall and children's play area. It is surrounded by rich undulating countryside laced with footpaths and bridleways. Lotherton Hall Park and Temple Newsam are also close by. Scarthingwell Golf Course is approximately 1 mile away. Tennis courts, an indoor swimming pool and access to many other clubs within easy reach.

DIRECTIONS

From the direction of Boston Spa and Tadcaster take the A162 towards Sherburn in Elmet. Passing through Towton take the first right turning signposted Garforth. First left into Saxton village along Cotchers Lane, along the Main Street, past the village pub and Pear Tree Farm is situated on the right hand side identified by a Renton & Parr for sale board.

THE PROPERTY

A three bedroom detached bungalow centrally heated and double glazed in good decorative order with gardens to front and rear, available with no upward chain. In further detail comprises :-



ENTRANCE PORCH

ENTRANCE HALL

With UPVC entrance door and double glazed side screen with obscure glass, double radiator, ceiling cornice, cloaks cupboard, separate shelved storage cupboard.

LOUNGE

15' 7" x 14' 5" (4.75m x 4.39m)
Double glazed bay window to front, side window, double radiator, ceiling cornice, wood burner, T.V. point.



SUN LOUNGE

21' 3" x 14' 2" (6.48m x 4.32m)
Double glazed windows to three sides including French doors to rear patio and garden, two double radiators, laminate floor, ceiling cornice, T.V. point.



KITCHEN

12' 2" x 11' 9" (3.71m x 3.58m)



Well fitted with range of wall and base units including cupboards and drawers, display cabinet, work surfaces with tiled surround, one and a half bowl stainless steel sink unit with mixer taps, double radiator, recess ceiling lighting, ceiling cornice, built in dishwasher, free-standing cooker and hob with extractor hood above, loft access.

UTILITY ROOM

11' 4" x 9' 8" (3.45m x 2.95m)
Worktops with tiled surrounds, stainless steel sink unit with mixer taps, further range of wall cupboards, double glazed window, tiled floor, plumbed for automatic washing machine, space for tumble dryer and fridge freezer, Worcester gas fired central heating boiler, radiator, outside rear door.

MASTER BEDROOM

17' 3" x 12' 4" (5.26m x 3.76m)
Double glazed window to front, range of fitted bedroom furniture with two banks of wardrobes, matching dressing table with knee-hole and drawers, further drawer unit, bedside cabinets, two double radiators, ceiling cornice, loft access.



EN-SUITE BATHROOM

13' 1" x 5' 7" (3.99m x 1.7m)



With four piece modern white suite comprising panelled bath, pedestal wash basin, low flush w.c., walk-in shower cubicle, half tiled walls, heated towel rail, double glazed window, ceiling cornice, recessed ceiling lighting, extractor fan.

BEDROOM TWO

11' 5" x 10' 4" (3.48m x 3.15m)
Double glazed window to front, double radiator, ceiling cornice, built in double wardrobe with cupboards above.

BEDROOM THREE / DINING ROOM

12' 2" x 11' 4" (3.71m x 3.45m)
With double glazed French door to rear, connecting door to sun lounge, radiator, ceiling cornice.

INNER HALL

With built in cloaks cupboard.

BATHROOM

Tiled walls and white piece suite comprising panelled bath with mixer taps, Mira shower above, pedestal wash basin, radiator, shaver socket.

SEPARATE TOILET

and low flush w.c.

TO THE OUTSIDE

Private driveway to the front with parking space, lawned garden with well stocked borders, bushes and shrubs, flowering cherry, stone flagged paths leading round to the rear garden. Greenhouse, garden shed, outside light and power and water tap.

COUNCIL TAX

Band F (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.

