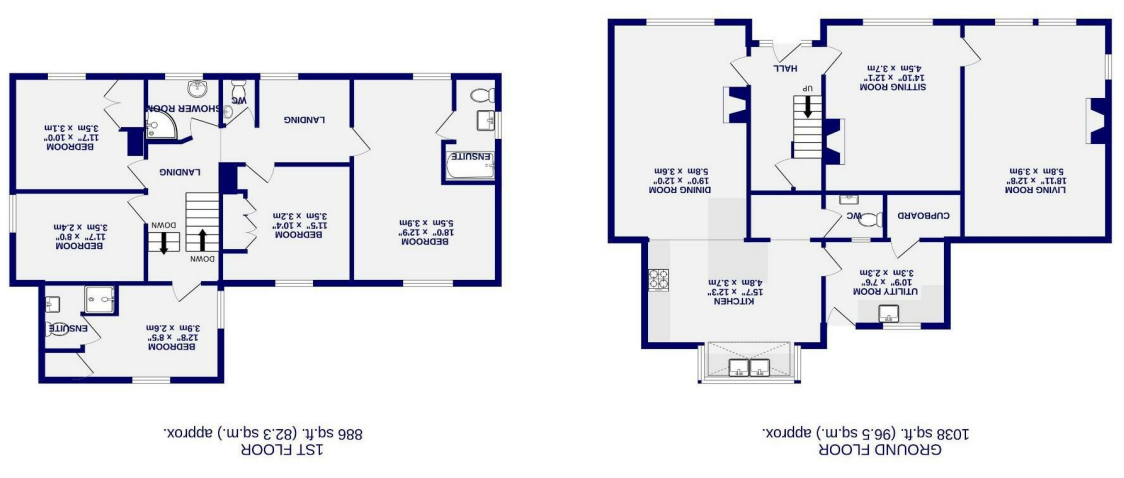


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.

Hagg Lane Colton, Tadcaster LS24 8ET

- Tastefully Extended Detached Cottage
- Three Reception Rooms
- Luxury Open Plan Kitchen & Utility
- Five Bedrooms
- Three Bathrooms
- Large Mature Gardens & Garage
- Open Aspects To Four Sides
- EPC - D

Freehold
Council Tax Band - F



TOTAL FLOOR AREA: 1924 sq.ft. (178.8 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the figures, measurements of rooms and any other areas are approximate. It is advised that purchasers should obtain their own measurements. The plan is for illustrative purposes only and should be used as a guide only. It is not intended to be used as a contract. The plan is for illustrative purposes only and should be used as a guide only. It is not intended to be used as a contract. The plan is for illustrative purposes only and should be used as a guide only. It is not intended to be used as a contract.



Hagg Lane
Colton, Tadcaster
LS24 8ET

£895,000

 5  3

A most individual detached cottage situated in this fantastic location less than 8 miles from York city centre and in between the sought after villages of Copmanthorpe & Colton. Conveniently located with a range of amenities and easy access to the A64 for travelling further afield.

It boasts the rare advantage of having open views to four sides and is set within mature gardens affording a high degree of privacy.

The property itself has been tastefully extended and enhanced by the present owners, who have taken a no expense spared approach to the properties modernisation, retaining and enhancing the charm of the original cottage yet providing all the day to day luxuries of a modern family home.

The accommodation boasts three reception rooms as well as a luxury fitted kitchen & utility. To the first floor are five bedrooms with three bathrooms. The fantastic gardens are complimented by patio areas and a recently constructed detached workshop garage at the end of the tree lined driveway.

Council Tax Band - F

