



Sicklinghall ~ Ryeland House, Back Lane, LS22 4BQ

£895,000

An impressive four bedroom stone build detached home bursting with character and charm enjoying a private courtyard garden along with established south facing garden to the rear. Set back from the village main street in the popular and sought after village of Sicklinghall

Bedrooms: 4 | Bathrooms: 2 | Receptions: 3

Council Tax Band: G

Tenure: Freehold



Premium

CHARTERED SURVEYORS
ESTATE AGENTS
VALUERS

01937 582731
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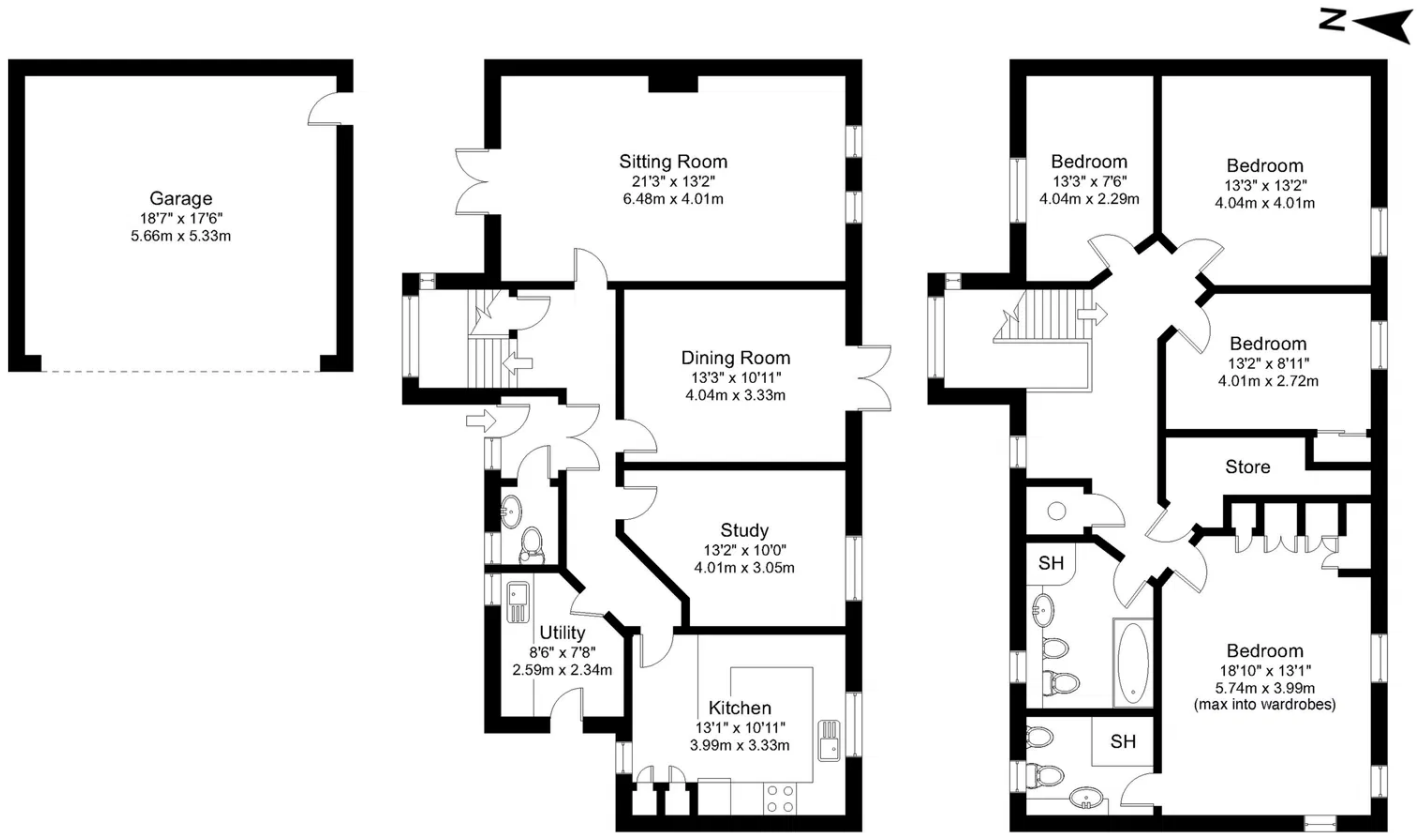


A welcoming entrance porch with re-fitted downstairs WC opens through double doors into a central entrance hallway with turned staircase and useful understairs storage. The bright dual-aspect living room features French doors to both front and rear, together with a polished stone fireplace and living-flame gas fire. A formal dining room also enjoys French doors leading onto the south-facing garden, while a large study with fitted cabinetry provides an ideal space to work from home.

The contemporary breakfast kitchen is fitted with a sleek handle-less range of wall and base units, coordinating work surfaces and matching upstands, along with a shaped breakfast bar for informal dining. Integrated Siemens appliances include double oven, induction hob and extractor, with space for dishwasher and fridge freezer. A separate utility offers further storage, sink unit, appliance space and houses the Worcester gas-fired central heating boiler, with a side personnel door completing the ground floor.

To the first floor, an attractive galleried landing provides space for seating, together with a generous walk-in storage cupboard along with airing cupboard housing the insulated water tank. The master bedroom is a spacious double with fitted wardrobes and an en-suite shower room comprising low-flush WC, vanity basin, large step-in shower and porcelain bidet. Bedrooms two and three are both well proportioned doubles overlooking the rear garden, while bedroom four is a small double with aspect to the front courtyard. The house bathroom features a white five-piece suite including WC, vanity basin, corner shower cubicle, panelled bath and porcelain bidet.

To the outside, a block-paved driveway provides parking for multiple vehicles and access to the double garage with electric up-and-over doors, light and power. The decorative front garden features shaped lawn and well-stocked borders, with stone pathways leading to an attractive gravelled courtyard garden enclosed with perimeter hedgerow and stone wall. The established south-facing rear garden is set mainly to lawn with well-maintained borders, stone-flagged seating area and extendable sun awning—an ideal space for outdoor entertaining and summer dining.



Ground Floor

First Floor

Gross internal floor area excluding Garage (approx.): 176.7 sq m (1,902 sq ft)
 For illustrative purposes only. Not to Scale. Copyright © Apex Plans.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	70	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Details prepared March 2026

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.

ANTI-MONEY LAUNDERING CHECKS

We are required by HMRC to carry out Anti-Money Laundering (AML) checks on all buyers prior to contract.

These checks are conducted via Movebutler, who will apply a non-refundable charge of £30.00 per person (inclusive of VAT) once an offer has been accepted. In addition, we will need to obtain satisfactory evidence of funding.

This is now a standard requirement for all buyers. Please note that we are unable to mark a property as sold subject to contract until the AML checks have been completed successfully and the required documentation has been received.

VIEWINGS

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

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