



# Guide Price £595,000

## 1 Riding School Lane, Saxton, Tadcaster, LS24 9GJ

### SITUATION AND DESCRIPTION

**AVAILABLE NOW** This four bedroom detached new build double front property offers light, modern and spacious accommodation and situated overlooking fields in a quiet location. Through the spacious entrance hall there is a cloakroom and understairs storage cupboard, into the spacious dining kitchen we have quality fitted units with range cooker, great for entertaining and with French doors leading to the rear patio area. Good sized utility area with floor and wall mounted units inset with sink and plumbing for appliances. From the aforementioned hallway leads to a spacious lounge area with modern built in living flame electric fire and window to front aspect, a good sized separate snug overlooks the front making the ground floor space feel spacious and light. A staircase leads to the first floor, spacious Master bedroom with en-suite shower room, three further double bedrooms and house bathroom. Attached garage with remote control door with parking for 2/3 cars, garden area to front whilst to the rear lies an enclosed garden with patio area with views across open farmland.

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.

### SPEC

- Natural clay pantile roof
- Natural limestone external walls
- Flush sash painted timber windows with S1 A rated double glazed units and accoya stained doors
- Cast aluminium rain water goods on rise and fall brackets
- Horman electric sectional garage door
- Heating via Riello 8KW air source heat pump with underfloor heating to ground floor and radiators to 1st floor. Controlled by programmable room thermostats and thermostatic radiator valves.
- Kitchen
  - \* White Alaska granite worktops with undermount sink,
  - \* Bosch appliances including microwave oven, single oven, fridge freezer, induction hob, ceiling recessed extractor, dishwasher, wine cooler
- Bathrooms
  - \* Free standing bath, stone resin shower trays, wall hung



rimless toilets with Geberit frames, British manufactured furniture, designer brushed gold brassware throughout

- Lighting
  - \* Collingwood H2 downlights throughout with Laura Ashley wall lights and pendants to kitchen, living room and master bed.

- Flooring
  - \* Porcelain tiles to kitchen, utility, w/c and entrance hall
  - \* Cormar Carpet Co. woodland heather deluxe 55.oz carpets throughout with Mayfair 11mm underlay

- Easee One 7.4 KW electric car charger
- Limestone and brick fireplace with Dunbrik A1 concrete flue liners suitable for all types of combustion appliances
- 2no. TV aerial points in living room and 1no. in all bedrooms with booster and aerial in loft

