

1 Wharfe View, Newton Kyme, LS24 9FH

Key Features

- Beautifully presented detached family home
- Four generous double bedrooms
- Two bedrooms with ensuite shower rooms
- Attractive outlook over communal green
- Impressive dining kitchen with AEG appliances
- Two versatile reception rooms
- Beautiful Italian stone flooring
- Landscaped gardens with two patio areas
- Double garage, driveway and two EV chargers
- Solar panels, battery storage, village setting





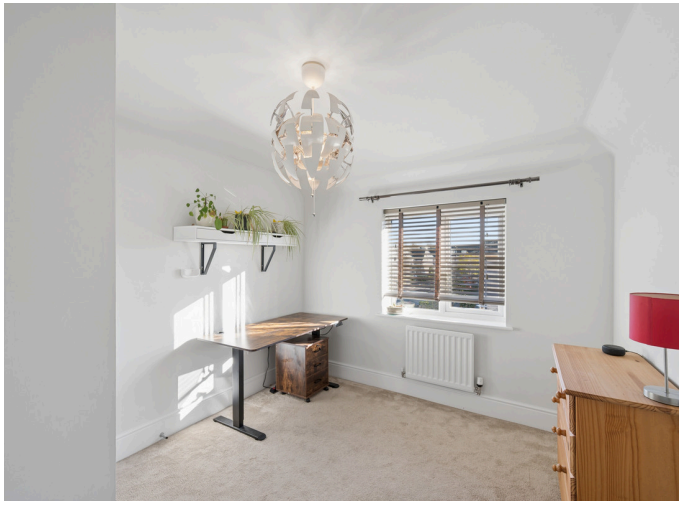


Occupying a lovely position overlooking attractive communal green space in the charming village of Newton Kyme, this beautifully presented four bedroom detached family home offers spacious and versatile accommodation, with stylish interior.











A generous driveway provides ample off street parking and access to the double garage, whilst inside, a welcoming entrance hallway sets the tone for the rest of this lovely home. Beautiful Italian stone flooring flows through the hallway into the dining kitchen and utility room, creating a wonderful sense of continuity.

The impressive dining kitchen is a real feature of the property, offering a fantastic space for family life and entertaining. Beautifully appointed with an extensive range of AEG appliances, including a six-ring gas hob, two ovens, two fridge/freezers and a dishwasher, it combines style with everyday practicality. Sliding doors open onto the beautifully landscaped rear garden, allowing the living space to extend naturally outdoors during the warmer months. A door leads to a separate utility room with space and plumbing for a washing machine and tumble dryer.

The sitting room is a particularly lovely space, enjoying views across the communal green and providing a peaceful setting in which to relax. A further reception room offers flexibility as a snug, home office or additional sitting room and a guest W.C. completes the ground floor accommodation.

Upstairs, a generous landing with tasteful tartan wool carpeting leads to four well proportioned double bedrooms, two of which enjoy their own ensuite shower rooms. A modern family bathroom serves the remaining bedrooms, making this an ideal arrangement for family living.

The rear garden is another highlight of the property, having been beautifully landscaped to create an inviting space for both relaxing and entertaining. Two attractive patio areas provide lovely spots for outdoor dining and enjoying the sunshine, complemented by bespoke seating, attractive planters and a substantial garden shed. The thoughtful design creates a wonderful outdoor setting which is both practical and easy to enjoy.
The current owners have also invested in additional solar panels and battery storage, helping to improve the home's energy efficiency. Two electric vehicle charging points are a further welcome addition, reflecting the care and consideration that has gone into enhancing the property.

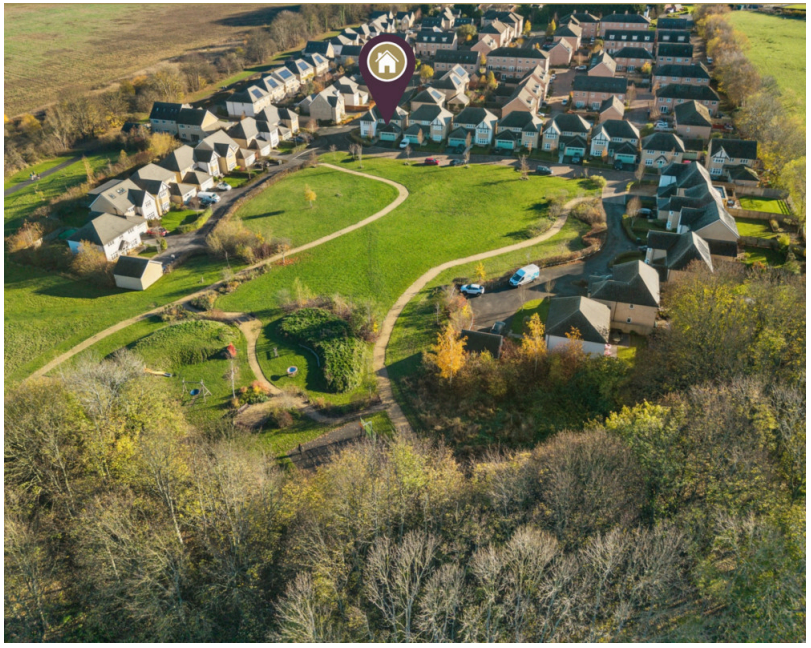
Newton Kyme is a delightful village surrounded by beautiful Yorkshire countryside, offering a peaceful rural setting whilst being just a short distance from the popular village of Boston Spa. Here, there is an excellent selection of independent shops, cafés, restaurants and everyday amenities, whilst the nearby market town of Wetherby offers further shopping and leisure facilities. The surrounding countryside is particularly appealing for those who enjoy walking and cycling, with scenic footpaths, quiet country lanes and lovely routes along the River Wharfe providing plenty of opportunities to explore the local area.

We have been advised that there is an annual maintenance charge of £352.96 which is put towards the maintenance of the estate and communal greenspace.

SERVICES: We are advised that the property has broadband, mains water, electricity, drainage and gas.

The information in relation annual service has been confirmed by our vendor. We advise that any buyer make their own enquiries through their solicitors to verify that the information provided is accurate and not been subject to any change.

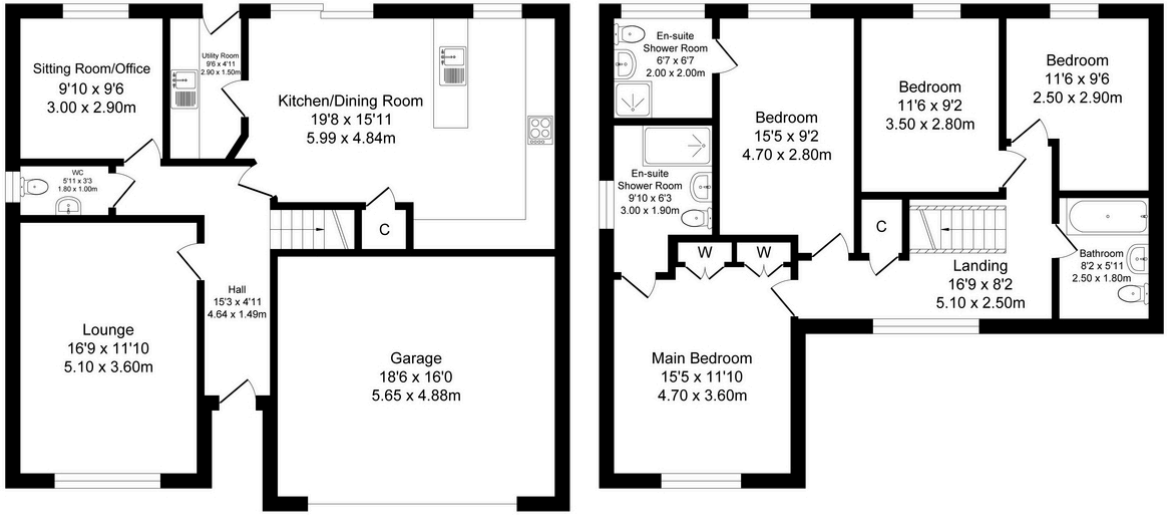




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Total Approx. Floor Area 1922 Sq.ft. (178.6 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.

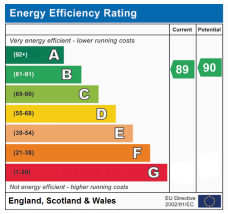


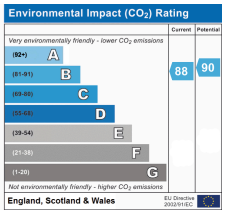
Ground Floor

Approx. Floor Area 1085 Sq.Ft (100.8 Sq.M.)

First Floor

Approx. Floor Area 837 Sq.Ft (77.8 Sq.M.)





Tenure Type: Freehold

Council Tax Band: F

Council Authority: North Yorkshire Council

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