



17 School House Terrace, Kirk Deighton, LS22 4EH



# Key Features

- Three bedroom home in Kirk Deighton
- Attractive countryside views and semi rural setting
- Entrance porch and hallway
- Bright dual aspect sitting room with fireplace
- Kitchen with ample storage and rear access
- Ground floor W.C. and additional storage
- Two double bedrooms with fitted wardrobes
- Modern family bathroom with shower over bath
- Front garden and enclosed rear courtyard
- Close to amenities, Wetherby and transport links



*A charming three bedroom mid terrace home with delightful countryside views, situated on the edge of the highly sought after village of Kirk Deighton.*





The property is entered via an entrance porch with contemporary tiled flooring, leading into a welcoming hallway. The dual aspect sitting room enjoys an abundance of natural light from windows to both the front and rear elevations and features a fireplace with space for an electric fire.

Positioned to the rear of the property and overlooking the enclosed courtyard garden, the kitchen is fitted with tiled flooring, an electric oven, gas hob and plumbing for a washing machine. An understairs cupboard provides useful storage and is ideal for housing a fridge/freezer. A door leads through to a further porch with access to the rear courtyard. The ground floor also benefits from a guest W.C. and an additional storage cupboard.

To the first floor are three bedrooms, comprising two doubles and a single bedroom. Both double bedrooms feature fitted wardrobes, enjoy attractive countryside views and are filled with natural light. The family bathroom is fitted with a modern white suite comprising a bath with shower over, wash basin and W.C.

Externally, the front garden is attractively screened by mature hedging and features established planting, including rose bushes, fruit trees and hydrangeas, together with a lawned area and pedestrian gate. To the rear, the enclosed courtyard garden benefits from two useful storage sheds.

Enjoying a semi-rural setting on the outskirts of the village, the property offers an ideal balance of countryside living and convenience. Kirk Deighton is a thriving and picturesque village with excellent local amenities, including a popular public house, sports clubs and access to scenic walks. The nearby market town of Wetherby is just a short drive away, offering a wider range of shops, restaurants and services, while excellent transport links provide easy access to the surrounding areas.

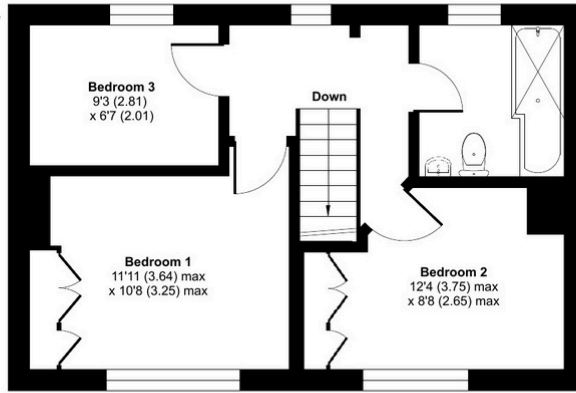
Services: We are advised that the property is connected to mains water, electricity, gas and drainage.



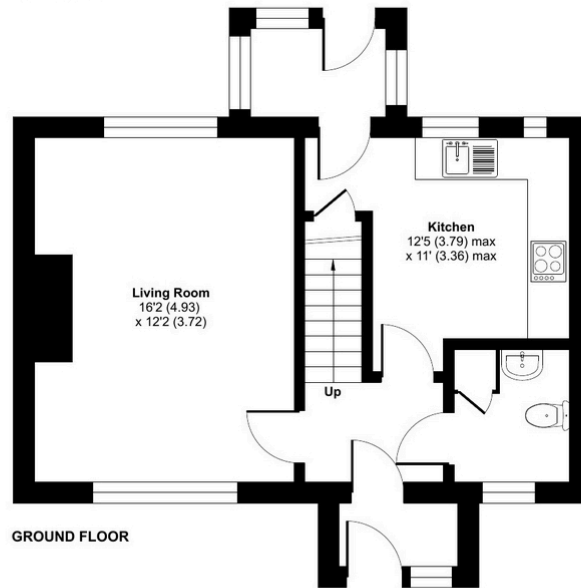
## School House Terrace, Kirk Deighton, Wetherby, LS22

Approximate Area = 867 sq ft / 80.5 sq m

For identification only - Not to scale

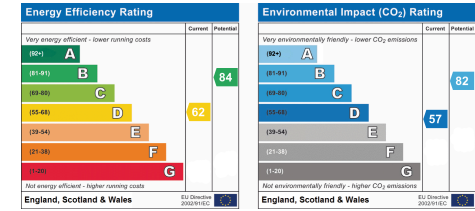


FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Butler Ridge. REF: 1477399



**Tenure Type:** Freehold  
**Council Tax Band:** C  
**Council Authority:** North Yorkshire Council

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