



 **3**  
Bedrooms

 **1**  
Bathroom

**Tenure :**  
**Freehold**

Offers in the region of £350,000  
Scriftain Lane, Kirk Deighton



Brought to the market for sale is this spacious three bedroom semi detached home. Call Tudor Sales & Lettings on 0113 282 3056 for more information or to arrange a viewing!

## Spacious Three Bedroom Home in the Sought After Village of Kirk Deighton

Tucked away on the ever popular Scriftain Lane, this generous three-bedroom semi detached home offers a fantastic opportunity for families and professionals alike. Set on a large plot in the charming village of Kirk Deighton, the property boasts impressive outdoor space and a well proportioned interior layout.

Accommodation briefly comprises:

On the ground floor: a bright and welcoming lounge, along with a modern kitchen/diner, perfect for everyday living and entertaining.

Upstairs: three well sized bedrooms and a contemporary family bathroom.

The property benefits from gas central heating and double-glazed windows throughout.

Externally, the home is equally appealing. A spacious driveway to the front provides ample off-road parking for multiple vehicles. To the rear, you'll find a substantial garden featuring lawned and decked areas, ideal for family enjoyment or summer gatherings. In addition, there's a useful outbuilding offering storage, a utility area, and a convenient WC.

Located just a short drive from Wetherby town centre and its wide range of shops, restaurants, and amenities, the property is perfectly placed for commuters with easy access to the national motorway network.

Don't miss out on this fantastic opportunity, contact Tudor Sales & Lettings on 0113 282 3056 to arrange your viewing today!

**Kitchen** 5.76m x 3.63m (18' 11" x 11' 11")

Fitted with a range of base units. Oak worktops. Sink and tap. Integrated oven, hob and extractor hood over. Other integrated appliances include under counter fridge and freezer and also a dishwasher. Double glazed windows to the front and rear. Tiled flooring. Central heating radiator.

**Lounge** 5.77m x 4.32m (18' 11" x 14' 2")

Feature wood burning stove. Two double glazed windows. Central heating radiator. Tiled flooring.

**Bedroom 1** 4.10m x 3.47m (13' 5" x 11' 5")

Double bedroom with a double glazed window and central heating radiator.

**Bedroom 2** 3.63m x 3.27m (11' 11" x 10' 9")

Double bedroom with a double glazed window and central heating radiator.

**Bedroom 3** 3.15m x 2.05m (10' 4" x 6' 9")

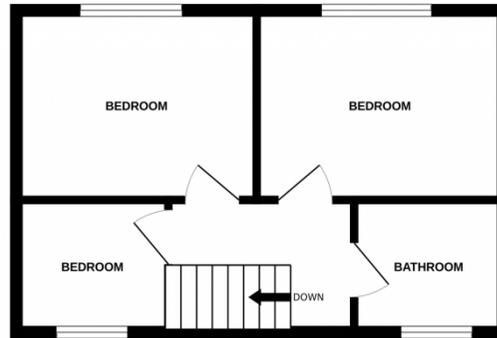
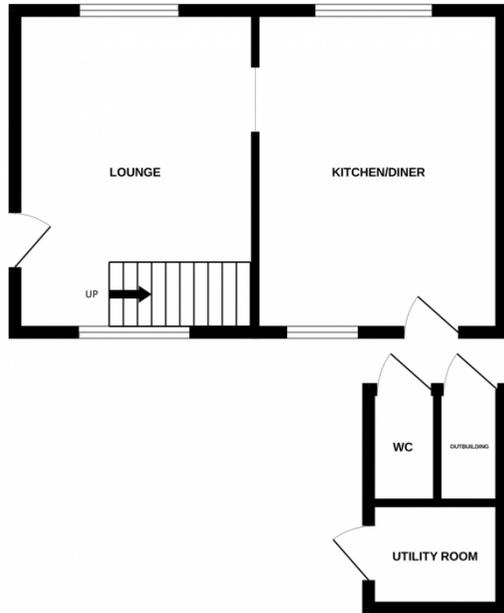
Double glazed window and a central heating radiator.

**Bathroom** 1.84m x 2.02m (6' x 6' 8")

Three piece white suite comprising of: - bath with shower over, wash hand basin and a wc. Tiled walls. Double glazed window.

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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