







Main Street, Wetherby, LS22 4EB

Tenure: Freehold

- TWO BED CHARACTER PROPERTY
- LARGE BEDROOMS
- VILLAGE LOCATION
- TWO RECEPTION ROOMS
- SUBSTANTIAL PLOT
- EPC RATING - E / COUNCIL TAX D

Offers Over £299,000

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DESCRIPTION

A rare and exciting opportunity to acquire a charming two-bedroom stone built mid-terrace cottage, offered to the market for the first time in an impressive 68 years. Situated in the heart of the highly regarded North Yorkshire conservation village of Kirk Deighton, this characterful home offers enormous potential for a new owner to create something truly special.

Kirk Deighton is a picturesque village, renowned for its attractive main street of predominantly period properties, surrounded by beautiful open green belt countryside. The popular market town of Wetherby is conveniently located just one mile to the south, offering an excellent range of shops, schools and recreational facilities, whilst the nearby A1(M) provides excellent access to principal Yorkshire centres and destinations further afield.

Set up from the road and approached via steps leads to the front entrance, the property enjoys a small front garden, adding to its cottage charm which enjoys a large, raised stone built flower bed and paved surround. Internally, the accommodation would benefit from a programme of modernisation, presenting a fantastic opportunity for buyers to put their own stamp on this wonderful home whilst retaining and enhancing its existing character.

The ground floor opens into a welcoming entrance porch, leading through to a spacious living room featuring an attractive open fireplace with stone surround. A generous dining room sits alongside, complete with a gas fire and original built-in cupboards, providing a lovely focal point and a nod to the property's heritage. The kitchen is positioned just off the dining room and, whilst currently compact, offers exciting scope to open up the space and create a fabulous open-plan kitchen/diner. Front and rear porches complete the ground floor accommodation.

To the first floor are two particularly generous double bedrooms. The master bedroom is especially impressive in size, benefiting from built-in wardrobes and attractive views across the front of the property. The second double bedroom also features built-in wardrobes and enjoys lovely views over the rear garden and surrounding open countryside. A family bathroom completes the first floor, fitted with a traditional white three-piece suite comprising a bath, wash basin and WC.

Externally, the rear gardens are a real highlight and offer a surprising amount of space. Immediately to the rear of the property is a charming courtyard-style garden, predominantly concrete and providing useful storage space in the stone built outbuilding. Beyond this, access runs across the rear of the property, leading to a second, substantial garden. This wonderful additional space is predominantly laid to lawn and offers endless possibilities for family enjoyment, outdoor entertaining and gardening, all while enjoying the beautiful backdrop of open fields beyond.

With its fantastic village centre location, generous accommodation, substantial gardens and exciting potential to modernize and personalize, this is a truly special opportunity to purchase a much-loved home that has remained in the same ownership for 68 years. Properties offering this combination of character, position and potential rarely come to the market. Early viewing is highly recommended to fully appreciate all that this delightful cottage has to offer.

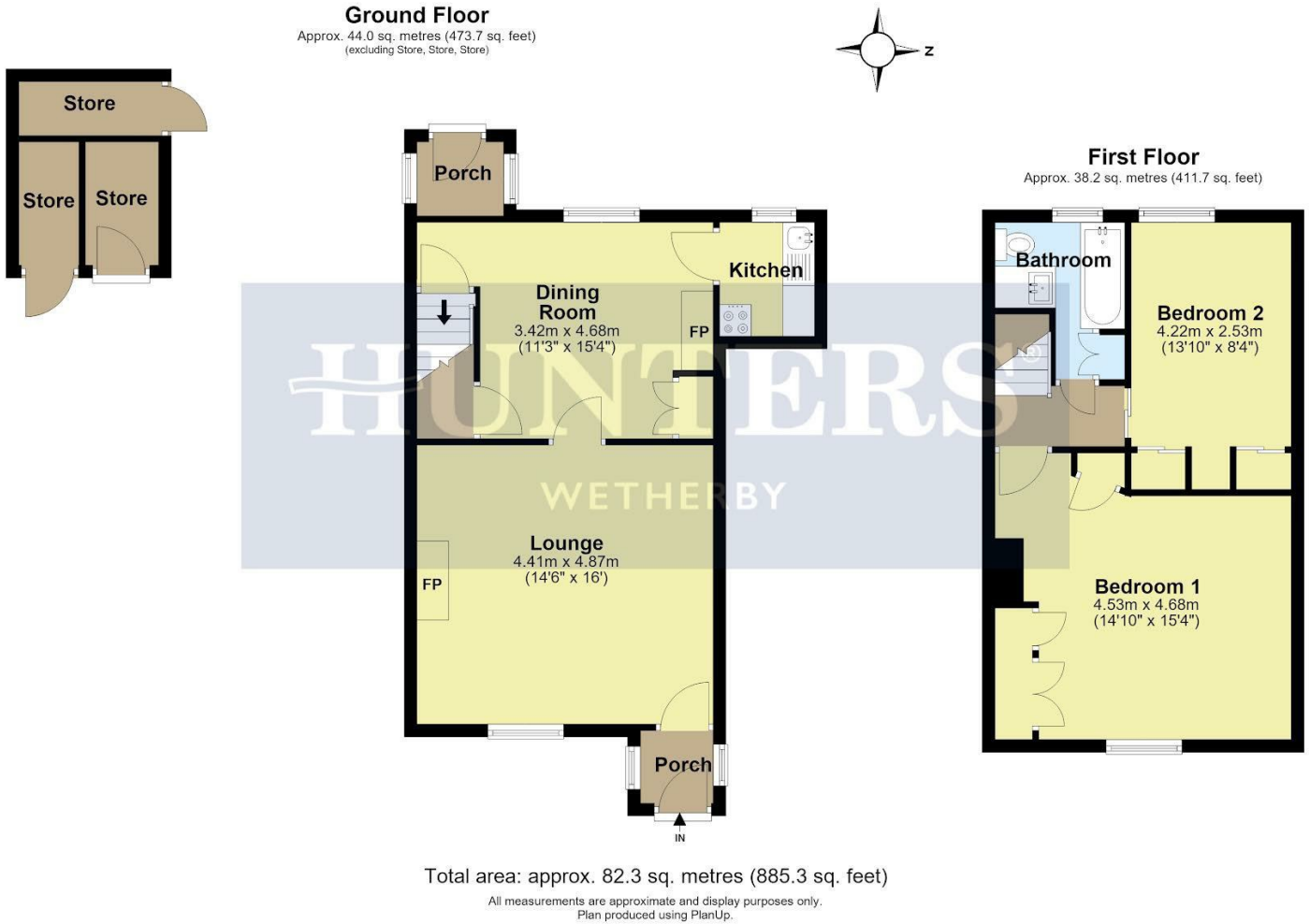








Council Tax: D



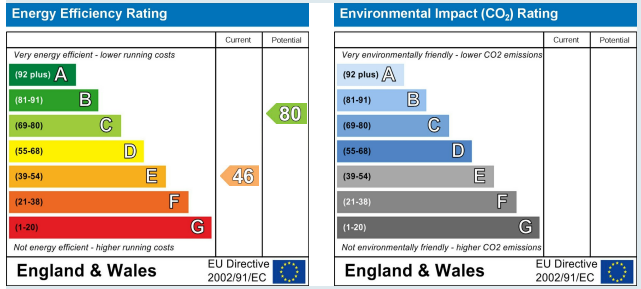
Viewing

Please contact our Hunters Wetherby Office on 01937 588228 if you wish to arrange a viewing appointment for this property or require further information.

5a Market Place Wetherby, LS22 6LQ
Tel: 01937 588228 Email:
wetherby@hunters.com https://www.hunters.com

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

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