

The Green, North Deighton, Wetherby

£800,000

Stephensons
estate agents & chartered surveyors

The Green, Wetherby LS22 4EN

Est. 1871

£800,000



**** PERIOD PROPERTY ****

A superb detached family home set in meticulously maintained gardens in this highly sought after village location offering excellent access links to Wetherby, Harrogate, A1(M) and further afield. The stone constructed property boasts an array of original period features and is crucially available for sale with no forward chain.

The Granary is available by separate negotiation - Guide Price £20,000

Nestled down a tree lined driveway is this wonderful detached residence which has been excellently maintained and sits on a generous plot. The property benefits from spacious ground floor living accommodation including a delightful open-plan living kitchen with exposed timber beams throughout creating a charming feel. Four double bedrooms are located on the first floor, ideal for both young and mature families as well as professionals. An early inspection is recommend to avoid disappointment.

The property is accessed via a timber door into the central hall which has a convenient WC and stairs leading up to the first floor.

Located off the central hall is the property's principle reception room. This spacious sitting room has feature exposed ceiling beams (which are found throughout the property) and enjoys wonderful views over the gardens. Positioned centrally is a Storax log burning stove with timber mantle and brick inlay which acts as the focal point of the room.

The living kitchen runs the full length of the house and is open















plan in design, with a combination of base, wall and full height storage units with timber effect laminate preparation surfaces incorporating a 1 1/2 stainless steel sink with drying area. There is an oil-fired AGA cooker as well as a range of integrated appliances including AEG oven, microwave, dishwasher and space for a freestanding fridge/freezer. There is also a good sized pantry cupboard.

Given the open plan design of the living kitchen there is also ample space for a freestanding dining table or the possibility to create a more relaxed seating area. This area of the room has a feature cast iron open fireplace allowing for a warm, cosy feel.

The central hallway continues to the back end of the property where there is a handy rear porch. There is also a large utility room with additional sink and further storage units as well as space for washing provisions. Through the utility is a spacious home office which has an access door to the rear elevation.

Stairs from the central hall lead up to the open first floor landing. The landing has a window to the front elevation allowing light to flow in and allowing for pleasant views across the garden. There is also a large airing cupboard.

The property has four well-proportioned double bedrooms all of which have storage cupboards.

Bedroom one is located towards the front of the property and is a large double complete with a spacious walk-in wardrobe. There is also fully tiled ensuite shower room including shower cubicle, low flush WC, wash hand basin with mixer tap and heated towel rail.

Bedroom two has fitted wardrobes and is again generous in size. It is served by a further ensuite shower room.

The house bathroom has part-tiled walls and includes bathtub, shower cubicle, low flush WC, wash hand basin and heated towel rail. There is also access to the airing cupboard.











The property is located off The Green along a tree-lined shared private driveway. The property is located on the left-hand side and is approached through a five bar timber gate which leads up to the property's stone storm porch.

The property has a substantial enclosed front garden which is predominantly laid to lawn with a period stone wall boundary and well-stocked borders. There is also a large raised vegetable patch and greenhouse.

To the rear of the property is a further garden space which includes a brick outbuilding with WC, timber storage shed and is where the oil tank is located.

To the side of the property is a large lean-to shed with timber sliding doors.

It is therefore, as agents, that we strongly recommend an internal inspection to truly appreciate what this property has to offer.

Agents Note: We have been informed by the vendors that the farm buildings to the rear are a small scale arable farm with no livestock and that the driveway across the village green is shared access with the barn conversion to the rear of Manor Farm.

Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.
In accordance with Anti-Money Laundering Regulations, we are required to carry out identity and anti-money laundering checks on all purchasers. A non-refundable fee of £30 + VAT (£36 including VAT) per purchaser is payable for these checks. The fee must be paid before we can issue a Memorandum of Sale to the solicitors and is non-refundable should the purchase subsequently not proceed





Est. 1871







Stephensons

estate agents & chartered surveyors

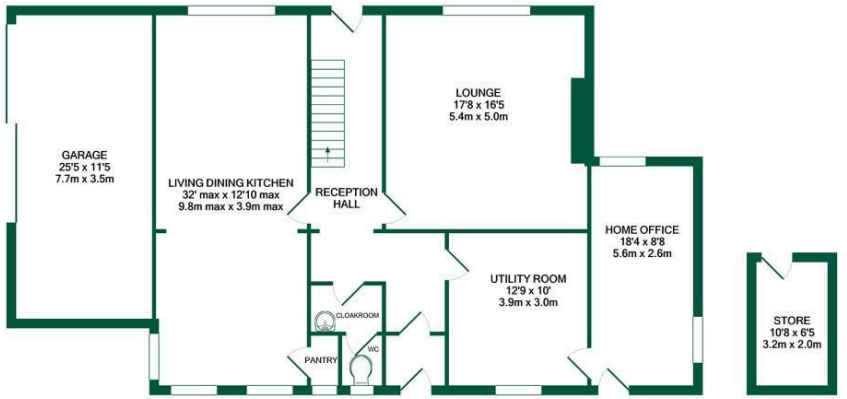
Partners:

J F Stephenson MA (Cantab) FRICS FAAV
I E Reynolds BSc (Est Man) FRICS
R E F Stephenson BSc (Est Man) MRICS FAAV
N J C Kay BA (Hons) pg. dip MRICS
O J Newby FNAEA
J E Reynolds BA (Hons) MRICS
R L Cordingley BSc FRICS FAAV
J C Drewniak BA (Hons)
E G Newby MRICS
T Brooks MNAEA

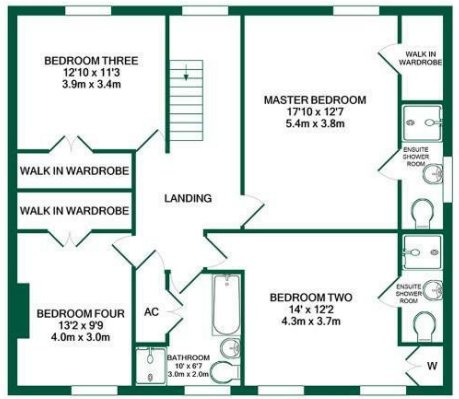
Associate Partners:

N Lawrence
I Jarvis MNAEA

York: 01904 625533
Boroughbridge: 01423 324324
Easingwold: 01347 821145
Selby: 01757 706707
Haxby: 01904 809900



GROUND FLOOR
APPROX. FLOOR
AREA 1564 SQ.FT.
(145.3 SQ.M.)



FIRST FLOOR
APPROX. FLOOR
AREA 1054 SQ.FT.
(97.9 SQ.M.)

TOTAL APPROX. FLOOR AREA EXCLUDING GARAGE & STORE 2260 SQ.FT. (209.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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