



North Deighton ~ Chimneys, 4 Knaresborough Road, LS22 4EL

Guide Price £349,950

A beautifully refurbished two double bedroom village home finished to a superb standard, enjoying far-reaching countryside views to the rear. Stylish interiors, quality fixtures and comfortable gated parking combine to create an exceptional "turnkey" property conveniently located between Wetherby and Knaresborough, offered with the added benefit of no onward chain.

Bedrooms: 2 | Bathrooms: 1 | Receptions: 1

Council Tax Band: C

Tenure: Freehold



CHARTERED SURVEYORS | ESTATE AGENTS | VALUERS
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Property Description

A meticulously renovated two double bedroom village home, finished to an excellent standard throughout with high end fixtures and fittings and enjoying breathtaking countryside views to the rear. Recent improvements include gas-fired central heating, newly installed double-glazed UPVC windows and doors and a new roof. The accommodation in further detail comprises:-

A charming front portico opens into a stunning open-plan dining kitchen, fitted with shaker-style units and drawers, quartz work surfaces, matching upstands and tiled splashbacks. Brass sockets and fittings complement the design, along with a matching sink mixer tap. Integrated appliances include an AEG oven with five-ring induction hob, slimline dishwasher, 70/30 fridge freezer and a utility cupboard beneath the stairs housing a washer/dryer. Striking floor tiles lead to the rear door and window, both framing superb countryside views and providing access to rear garden.

A separate living room provides a welcoming retreat, featuring a striking fireplace with black insert, matching hearth and polished stone surround. A double front window and glazed patio doors to the rear offer excellent natural light and access to the garden.

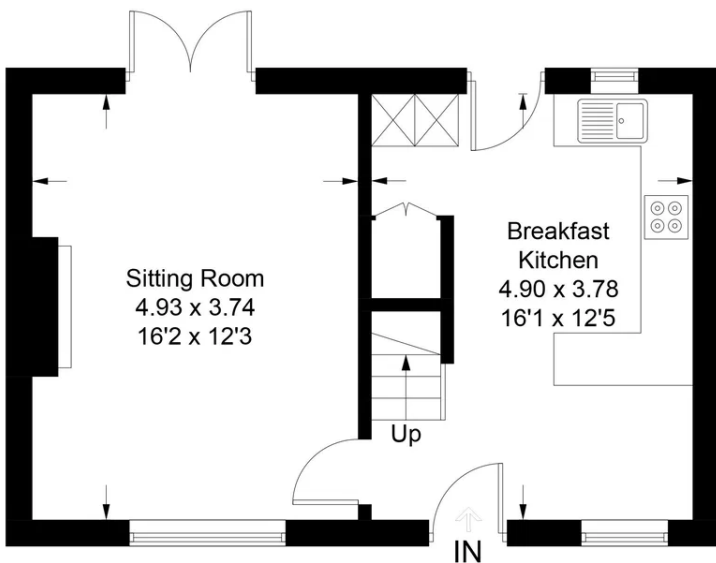
To the first floor, the landing enjoys a large picture window overlooking open fields. Bedroom one benefits from windows to both front and rear, the latter offering elevated rural views. Bedroom two is another comfortable double with front aspect. Both are served by a contemporary bathroom with stylish black suite, including low-flush WC, freestanding bath, vanity unit and generous walk-in shower, finished with attractive wall and floor tiling.

To the outside, the property offers gated off-street parking via a five-bar timber gate, opening onto a generous gravel driveway. A neat lawn with woodchip borders and laurel hedging sits to the side. A hand gate leads to the rear garden, newly laid to turf with a large Indian stone patio area for outdoor dining, fenced for privacy with open post and rail boundary adjoining farmland. Outside tap fitted.

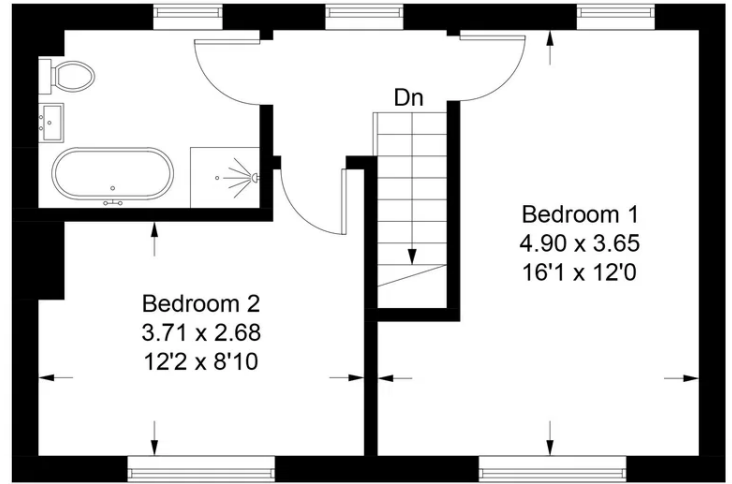
Available with the benefit of no onward chain, this turnkey home presents an exciting opportunity for those seeking a beautifully finished property in this highly regarded village between Wetherby and Knaresborough.

Knaresborough Road, North Deighton, LS22

Approximate Gross Internal Area = 75.0 sq m / 807 sq ft



Ground Floor



First Floor

illustration for identification purposes only. measurements are approximate, not to scale
 Pursuant to RICS Property Measurement 2nd Edition
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		64
(39-54) E	52	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

SERVICES

We understand mains water, gas, electricity, and drainage are connected.

GENERAL

Room measurements in these particulars are only approximations and are taken to the widest point.

None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

Please note : Only the fixtures and fittings specifically mentioned in these particulars are included in the sale of the property.

Photographs depict only certain parts of the property. It should not be assumed that the contents/furnishings, furniture etc photographed are included in the sale.

VIEWINGS

By appointment with the Chartered Surveyors Renton & Parr at their offices, Market Place, Wetherby. Telephone (01937) 582731

ANTI-MONEY LAUNDERING CHECKS

We are required by HMRC to carry out Anti-Money Laundering (AML) checks on all buyers prior to contract.

These checks are conducted via Movebutler, who will apply a non-refundable charge of £30.00 per person (inclusive of VAT) once an offer has been accepted. In addition, we will need to obtain satisfactory evidence of funding.

This is now a standard requirement for all buyers. Please note that we are unable to mark a property as sold subject to contract until the AML checks have been completed successfully and the required documentation has been received.

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