

7 HAZELDENE COTTAGES  
SICKLINGHALL  
LS22 4AT



## 7 HAZELDENE COTTAGES | SICKLINGHALL | WETHERBY | LS22 4AT

A fabulous opportunity to purchase this semi detached property located within the highly sought-after village of Sicklinghall.

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Entrance Hall | Living Room | Dining Room | Kitchen

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Three Bedrooms | House Bathroom

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Large Gardens | Outbuilding

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Council Tax: A | Energy Rating: F

# £150,000

**Agent's Note:** The property is an Airey House and therefore of non-standard construction and is only available to cash buyers.

The Title is not registered at the Land Registry.





**The property requires complete modernisation and is only available to CASH BUYERS.**

**It has the benefit of extensive gardens to front, side and rear, offering a great opportunity to extend - subject to the usual consents**

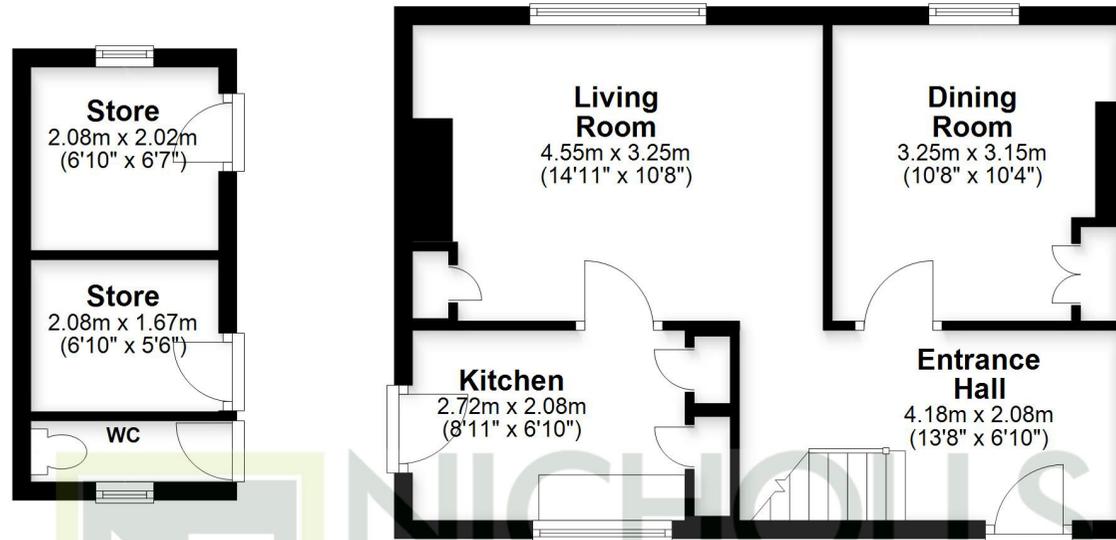
The accommodation comprises: Entrance hall, living room, dining room, kitchen, three bedrooms and bathroom.

There is an outbuilding with two store rooms and a wc.

The extensive gardens to the front are ideal for off street parking and there is a large, enclosed south facing garden to the rear.

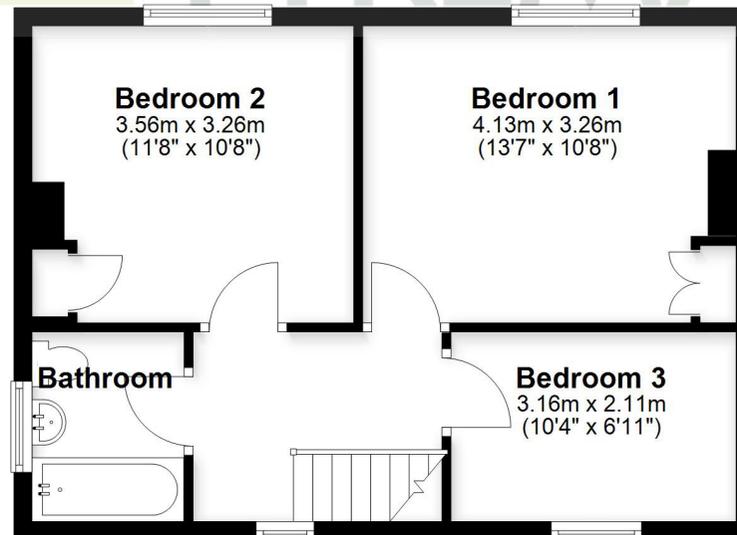
## Ground Floor

Approx. 51.8 sq. metres (557.8 sq. feet)



## First Floor

Approx. 42.5 sq. metres (457.4 sq. feet)



This plan is for illustrative purposes only and is not to scale.  
All measurements are approximate  
Plan produced using PlanUp.



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These particulars are given as guidance only and are expressly excluded from any contract. They give no warranty as to the condition or description and any recipient must satisfy himself on all matters stated herein. The property is offered subject to contract and to its being unsold and unlet. Appointments for viewing and contract of all negotiations shall be through Nicholls Tyreman Estate Agent.