

established bushes, plants and shrubs to both sides.



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.

VIEWING

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

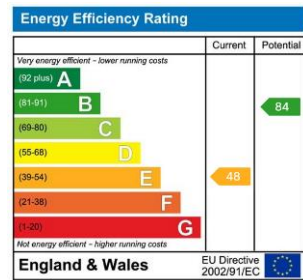
COUNCIL TAX

Band C (from internet enquiry)

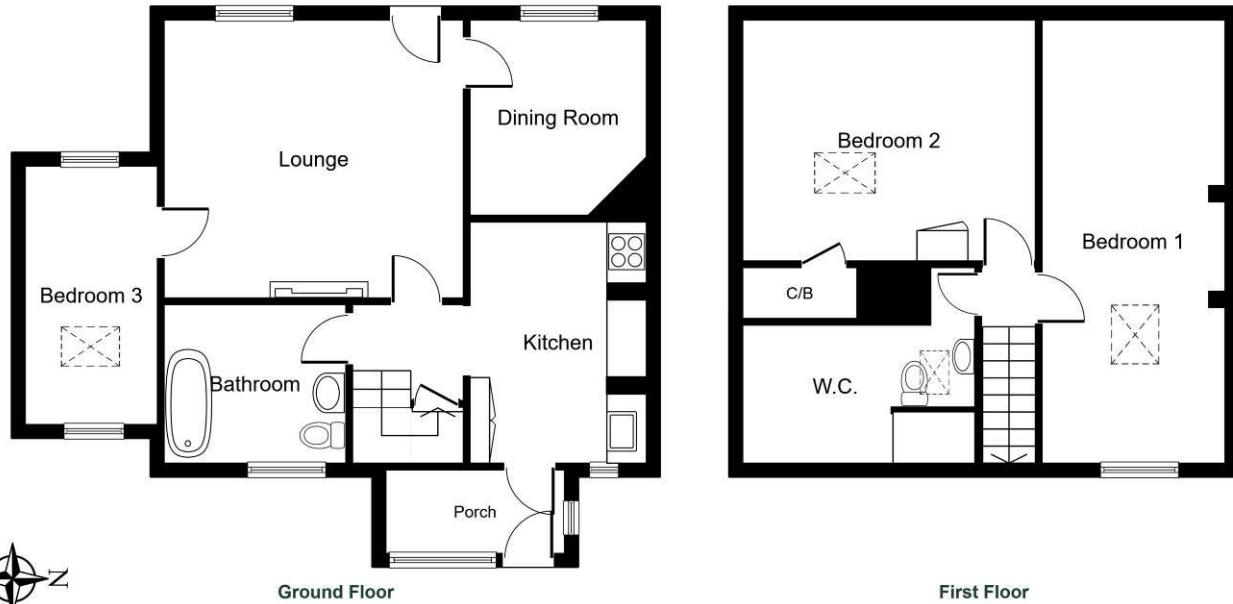
Details prepared May 2023

CELLAR

Provides useful storage and currently houses gas fired central heating boiler.



Total floor area 110.7 sq.m. (1,192 sq.ft.) Approx.



2, Woodlands View, Scarcroft, Leeds, LS14 3HW

NOT TO SCALE For layout guidance only



Scarcroft ~ 2 Woodlands View, LS14 3HW

A 'hidden gem' set back just off of Wetherby Road in a generous garden plot, this charming mid-terrace period property reveals three bedrooms, two reception rooms and is available with the benefit of no onward chain.

- Mid-terrace period home
- Three bedrooms
- Light and spacious living room
- Separate dining room with serving hatch to breakfast kitchen
- Bedroom and bathroom to ground floor
- Two further bedrooms and bathroom to first floor



2 Recep



3 Beds



2 Bath

£375,000 PRICE REGION FOR THE FREEHOLD

MISREPRESENTATION ACT

Renton & Parr Ltd for themselves and for the Vendors or lessors of this property whose agents they give notice that :-

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CHARTERED SURVEYORS
ESTATE AGENTS
VALUERS

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All-round excellence, all round Wetherby since 1950

SCARCROFT

Scarcroft is a village to the North of Leeds City Centre within easy car commuting distance of Yorkshire Commercial Centres, A1/M1 link road and M62. The Market Town of Wetherby is within 6 miles offering excellent shopping and sporting facilities such as golf courses, swimming pool etc. Schooling in the area is good.

THE PROPERTY

Offered to the open market with the benefit of no onward chain, this charming and most individual period cottage boasts many original features and bespoke additions from the previous owner. The accommodation benefits from original sliding sash windows, attractive exposed ceiling timbers as well as gas fired central heating, in further detail giving approximate room dimensions comprises.

DIRECTIONS

Leaving Scarcroft heading towards Leeds along the A58/Wetherby road, pass the Cricket Club on your left hand side, the property is on your right hand side identified by a Renton & Parr for sale sign. Accessed round the back along a shared crunch gravel lane.

GROUND FLOOR

REAR PORCH

With glazed single door and shaped windows to side, tiled floor, radiator, space and plumbing for automatic washing machine, fridge-freezer. Exposed feature stone wall with internal pine door leading to :-

BREAKFAST KITCHEN

3.6m x 2.7m (11'9" x 8'10")

With bespoke fitted pine wall and base units, hardwood worktop with Belfast sink, brass mixer tap, sliding sash window to rear, double radiator beneath, tiled floor covering, brick feature fireplace with storage within, exposed ceiling timbers, electric cooker with hob, serving hatch to dining room.



INNER HALL

Inner hall with return staircase to first floor, useful understairs storage.

LOUNGE

4.5m x 4.4m (14'9" x 14'5")

A lovely light room having tall ceiling with decorative ceiling moulding, picture rail, large sliding sash window to front elevation as well as front door and fan light above, cast iron radiator. Impressive brick fireplace with heavy stone mantle, large multifuel stove, T.V. aerial



DINING ROOM

3m x 2.7m (9'10" x 8'10")

Large original sliding sash window to front elevation, exposed hardwood floor covering, radiator, serving hatch to kitchen.



BEDROOM THREE

3.5m x 2m (11'5" x 6'6")

Lovely light room with sliding sash window to rear as well as to front elevation along with velux window, exposed ceiling timbers, cast iron radiator.



HOUSE BATHROOM

A most charming bathroom suite comprising high flush W.C, generous wash hand basin with brass taps and tiled splashback, free-standing roll top bath, cast iron radiator, exposed hard wood floor covering, sliding sash window to rear.



FIRST FLOOR

BEDROOM ONE

6.7m x 2.8m (21'11" x 9'2") (maximum, including restrictive head height areas)



Sliding sash window to rear, exposed ceiling timbers, velux window, double radiator.

BEDROOM TWO

4.5m x 3.7m (14'9" x 12'1") (maximum, including restrictive head height areas)

Heavy exposed ceiling timbers, built in bedroom furniture, with pine doors. Velux window, hardwood exposed floor covering.



BATHROOM

3.5m x 2.4m (11'5" x 7'10") narrowing to 1.2m (3'11") (maximum, including restrictive head height areas) Traditional low flush W.C with concealed system, wash hand basin with tiled splashback, free-standing bath, ceiling timbers exposed, brick walls, fitted shelving and storage, velux window.

TO THE OUTSIDE

Accessed to the rear of the property down a 'crunch-gravel' shared lane leads to driveway parking for up to two vehicles with stone built coal store and access to single detached garage.

DETACHED GARAGE

5.5m x 2.9m (18'0" x 9'6")

Stone built with manual up and over door, light and power laid on with windows to two sides, personnel door to rear.

GARDENS

The gardens are a particular feature of this property, generous, private and well stocked. The rear garden boasts an array of established plants, bushes, shrubs and trees affording an exceptionally high degree of privacy and a fantastic array of colours and variation along with hard standing areas for outdoor entertaining and relaxation. With high fenced perimeter as well as a brick and stone wall at one side. Outside water tap, path to side with wrought iron fence reveals front garden. Dwarf wall to front and low fence perimeter, pathway through the centre of the garden, leading to the front of the property with