

SECOND FLOOR

LANDING

With large Velux window.

BEDROOM FOUR

4m x 3.5m (13'1" x 11'5")

With a pair of Velux windows to rear elevation, eaves storage to both sides, T.V. aerial, data point, radiator.

BEDROOM FIVE / HOME OFFICE

4m x 2.8m (13'1" x 9'2")

Bespoke fitted wardrobes to one side, eaves storage to two sides, a pair of Velux windows to rear, radiator beneath. Television aerial and data point.

SHOWER ROOM

A modern white suite comprising low flush w.c., pedestal wash basin, walk-in shower cubicle with tiled walls, tiled floor covering, heated towel rail, extractor fan, Velux window to rear.

TO THE OUTSIDE

Enjoying a shared driveway with the neighbouring property. The drive provides off-street parking and serves access to :-

DOUBLE GARAGE

5.2m x 5m (17'0" x 16'4")

With manual up and over door, light and power laid on, useful overhead storage.

GARDENS



A gently sloping lawned garden to front with established laurel hedging to the perimeter, stone flagged path that extends down side of the property. Handgate reveals access to enclosed rear garden with high fence perimeter and raised planters to one side affording a good degree of privacy. There is a generous stone flagged patio with direct access off the living/kitchen/diner creating the ideal spot for outdoor entertaining. At the head of the garden is a further hard standing area designed for barbecue and 'al-fresco' dining with pergola above. With further enclosed area of garden to side, with outside water and timber shed.

COUNCIL TAX

Band E (from internet enquiry).

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

Details prepared October 2023

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
A (92 plus)	95
B (81-91)	
C (69-80)	69
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC



Cowthorpe ~ Sunnybank, Oak Road, LS22 5EY

"Sunnybank" is a superb family home, skilfully arranged over three floors with generous ground floor rear extension creating a stunning open-plan living kitchen diner. Altogether located in the peaceful village of Cowthorpe close to Wetherby.

- Five bedroom detached modern family home
- Extended to rear with superb open plan kitchen diner
- Principal bedroom with en-suite shower facility
- Luxury house bathroom
- Generous lounge with wood burning stove
- Enclosed gardens to rear
- Driveway parking and double garage
- Excellent village location between Wetherby and Tockwith

£695,950 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 :-

1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Renton & Parr Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



CHARTERED SURVEYORS
ESTATE AGENTS
VALUERS

01937 582731

sales@rentonandparr.co.uk
rentonandparr.co.uk

All-round excellence, all round Wetherby since 1950

COWTHORPE

Cowthorpe is a rural village some 4.2 miles north of the market town of Wetherby. Situated some 2 miles from the A1/M1 and within 10.3 miles of Harrogate and 14.7 miles of York. Located on the banks of the River Nidd and surrounded by open countryside the village has a Church dedicated to St Michael. The church appears to have been built by a Brian Roucliffe, and consecrated in 1458.

DIRECTIONS

Travelling along Wetherby Lane towards Cowthorpe, on entering the village the road becomes Oak road. Continue through the village and "Sunny Bank" is on the right hand side identified by a Renton & Parr For Sale board.



THE PROPERTY

Beautifully presented and skilfully extended this modern detached family home reveals in excess of 2000 sq ft of living space. The accommodation benefits from double glazed sliding sash windows, air source heat pump system and in further detail giving approximate room dimensions comprises :-

GROUND FLOOR

ENTRANCE HALLWAY

With access gained via hardwood front door with double glazed windows to side, oak floor covering that flows throughout a large portion of the ground floor accommodation, staircase to first floor with practical fitted storage beneath, radiator, telephone point.

DOWNSTAIRS W.C.

With white low flush w.c., vanity wash basin with cupboards beneath, radiator, extractor fan.

LIVING ROOM

7.3m x 3.5m (23'11" x 11'5")

A spacious room yet with a cosy feel having attractive fireplace with generous wood burning stove, brick inset, oak mantle, two further radiators, sliding sash windows to

front elevation, T.V. aerial. Double internal doors leading to :-



SITTING AREA

5.3m x 3m (17'4" x 9'10")

A lovely light space with Velux windows to partially vaulted ceiling along with 3-leaf bi-folding doors out to rear garden, T.V. aerial, data point. This space flows seamlessly into :-



KITCHEN/DINER

8.7m x 3.6m (28'6" x 11'9")



With eye catching central island, creative breakfast bar with pendant lighting above, undercounter storage, as well as wine cooler. The kitchen comprises a range of modern Shaker style wall and base units, cupboards and drawers, Quartz worksurfaces with matching up-stand and tiled splashback, inset one and a quarter stainless steel sink unit. Integrated appliances include a pair of Neff ovens, 70/30 split fridge freezer, induction hob with contemporary extractor above, dishwasher. Further set of 3-leaf aluminium bi-folding doors leads out to generous patio and garden beyond. Ample space for dining table and chairs, double radiator, single door to side.

UTILITY

3.5m x 1.7m (11'5" x 5'6")

A practical space with additional wall and base units, laminate worktops, inset sink unit, sliding sash window to front elevation, cupboard housing insulated water cylinder for the air source heat pump. Space and plumbing for automatic washing machine and tumble dryer, extractor fan.

FIRST FLOOR

LANDING AREA

With a light and airy feel having sliding sash windows to front and rear elevation, single radiator, airing cupboard housing a heated water cylinder.

PRINCIPAL BEDROOM

3.8m x 3.5m (12'5" x 11'5")



With sliding sash window to rear elevation, radiator beneath, internal door leading to :-

EN-SUITE SHOWER

A contemporary white suite comprising Mode low flush w.c., with concealed cistern, vanity wash basin with rustic mirror glass splashback, medicine cabinet above with mirrored doors, walk-in double shower cubicle, attractive wall tiles and floor covering. Window to side with chrome ladder effect heated towel rail, extractor fan.

BEDROOM TWO

3.6m x 3.5m (11'9" x 11'5")

With sliding sash window to front elevation, radiator beneath, T.V. aerial.



BEDROOM THREE

3.6m x 3.6m (11'9" x 11'9")

With sliding sash window to rear elevation revealing pleasant outlook over rear garden, radiator beneath, T.V. aerial.

HOUSE BATHROOM

A stylish and most attractive family bathroom comprising free-standing Mode bath with mixer tap and detachable shower hand piece, walk-in shower cubicle with tiled walls, white low flush w.c., pedestal wash basin with matching tiled splashback, tiled floor covering, window to front elevation, extractor fan, heated towel rail.

