



### SERVICES

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

### COUNCIL TAX

Band G (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 February 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		105
(92 plus) <b>A</b>		
(81-91) <b>B</b>	81	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### TO THE OUTSIDE

Tarmac driveway provides off road parking for multiple vehicles, driveway continues to the left shared with two neighbouring properties. The property benefits from planning permission approval for a single garage to be added. Two E.V. charging points.

### GARDENS

The front garden is set to decorative lawn behind shaped laurel hedge with stone flagged pathway leading to front door. Side garden behind timber fencing is set largely to lawn with shaped flower beds. Flagged patio area provides an ideal space for outdoor entertaining along with 'al-fresco' dining in the summer months, framed with attractive Dwarf stone wall providing raised planting for neatly maintained flowering bushes and shrubs. A flagged patio extends to the rear creating an idyllic south westerly facing seating area enjoying far reaching open aspect over adjoining rolling countryside.



## Kirk Deighton ~ Spring Cottage, Main Street, LS22 4EB

A simply stunning contemporary home occupying a choice position within the popular village of Kirk Deighton, enjoying aspects over the village church spire and open views across neighbouring countryside to front and rear.

- Modern detached property built in 2018
- Tastefully decorated and finished to a high standard throughout
- Stunning open plan living kitchen diner
- Family room with bifold doors onto flagged patio
- Sliding sash double glazed windows with fitted shutters
- Master bedroom with fitted wardrobes and ensuite shower

**£675,000** PRICE REGION FOR THE FREEHOLD



### MISREPRESENTATION ACT

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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.
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All-round excellence, all round Wetherby since 1950

## KIRK DEIGHTON

Kirk Deighton is an unspoilt limestone village extremely conveniently located approximately one mile north of the busy market town of Wetherby well served by a wide variety of shopping, schooling, travel and recreational facilities. The A1 is also close by giving excellent access to all important centres such as Leeds, Bradford, York and Harrogate as well as convenience for travel further afield.

### DIRECTIONS

Proceeding from Wetherby along Deighton Road towards Kirk Deighton. Enter Kirk Deighton travelling along Main Street and passing the Bay Horse on the left hand side. Proceed past the church on the right hand side then turn left onto the driveway of Spring Cottage identified by a Renton & Parr for sale board.

### THE PROPERTY

Finished to a high standard throughout with integrated appliances and underfloor heating to the ground floor, this beautiful contemporary home offers light and spacious family living accommodation arranged over two floors. Benefitting from uPVC sliding sash double glazed windows and gas fired central heating, this impressive home in further detail giving approximate room sizes comprises:-

### GROUND FLOOR

#### ENTRANCE HALLWAY

3.99m x 1.79m (13'1" x 5'10")

Double glazed timber entrance door into attractive open entrance hallway with turned staircase leading to first floor, recess ceiling lighting, attractive wood effect laminate floor covering extending throughout the ground floor.

#### DOWNSTAIRS W.C.

Fitted with a modern white suite comprising low flush w.c., floating pedestal wash basin with solid oak work surface, double glazed sliding sash window, recess ceiling lighting and extractor fan.

#### UTILITY

2.49m x 1.63m (8'2" x 5'4")

With range of distressed timber wall and base units, work surfaces with tiled splashbacks. Space and plumbing for automatic washing machine and tumble dryer, stainless steel sink unit with drainer and mixer tap, double glazed sliding sash window, laundry drying rack, recess ceiling lighting and extractor fan.

#### HOME OFFICE / CLOAKROOM

2.9m x 2.47m (9'6" x 8'1") Widening to 3.99 (13'1")

Complete with full height fitted storage for cloaks and shoes, recess under stairs for 'L' shaped desk. Double glazed rear door and slimline sliding sash double glazed window, recess ceiling lighting.

### OPEN PLAN KITCHEN/DINING/LIVING ROOM

9.61m x 4.68m (31'6" x 15'4")

Open archway from entrance hallway leading into a beautiful bright and airy living space, ideal for entertaining with :-

#### KITCHEN AREA

4.7m x 4.09m (15'5" x 13'5")

Fitted with a modern contemporary kitchen with range of handleless wall and base units, cupboards and drawers, work surfaces with matching up-stand and window sill reveal, central island unit with contrasting solid oak work surface and in-built seating. Integrated appliances include fridge and freezer, electric double oven complete with warming drawer, undercounter dishwasher, two slimline wine fridges, five ring gas hob with extractor hood above, one and a half bowl sink unit with drainer and mixer tap. Double glazed windows to front and rear with fitted shutters to the inside.



#### LIVING AREA

4.72m x 4.49m (15'5" x 14'8")

With further double glazed windows to front and rear with bespoke shutters to the inside, recess ceiling lighting, modern feature fireplace double fronted to living room and family room with "living-flame" gas fire inset. Aluminium French style double doors leading into :-



### FAMILY ROOM

4.91m x 3.52m (16'1" x 11'6")

Double glazed windows to two sides and full-length double glazed bi-fold doors with attractive vaulted ceiling and further Velux window, recess ceiling lighting providing excellent family sitting room flooded with light.



### FIRST FLOOR

#### LANDING

Landing corridor with three vertical slimline windows, radiator to side, recess ceiling lighting.

#### BEDROOM ONE

3.95m x 3.5m (12'11" x 11'5")

A beautiful principal bedroom suite with mirror fronted fitted wardrobes to one wall, double glazed sliding sash window to front with attractive elevated aspect overlooking neighbouring countryside, double radiator with decorative radiator cover, attractive vaulted ceiling with two Velux windows, recess ceiling lighting along with central pendant light fitting.



#### EN-SUITE SHOWER

2.89m x 1.09m (9'5" x 3'6")

Fitted with a modern white suite comprising low flush w.c., floating vanity wash basin with storage drawer beneath, step in shower cubicle. Two double glazed windows, tiled

walls with tiled flooring, chrome heated towel rail, recess ceiling lighting and extractor fan.

#### BEDROOM TWO

3.87m x 3.64m (12'8" x 11'11")

With mirror fronted fitted wardrobes to one wall, double glazed sliding sash window to the front enjoying open aspect, double radiator with decorative radiator cover, recess ceiling lighting.



#### BEDROOM THREE

3.63m x 3.15m (11'10" x 10'4") max

Double glazed sliding sash window to front, double radiator with decorative radiator cover, recess ceiling lighting and loft access hatch.



#### BATHROOM

3.32m x 2.4m (10'10" x 7'10") max overall

A stylish modern bathroom comprising low flush w.c., floating vanity wash basin with storage drawer, mirror fronted medicine cabinet, large step in shower cubicle and free-standing bath with chrome bath fittings, tiled walls with tiled flooring, chrome heated towel rail, recess ceiling lighting and extractor fan.