

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.

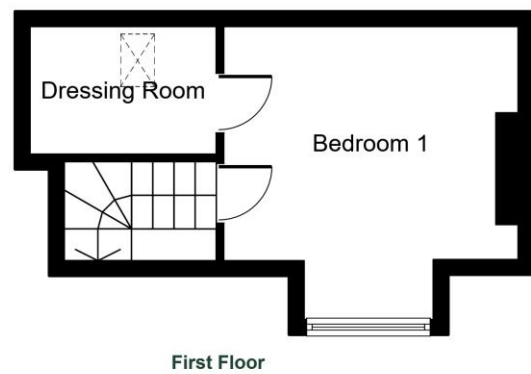
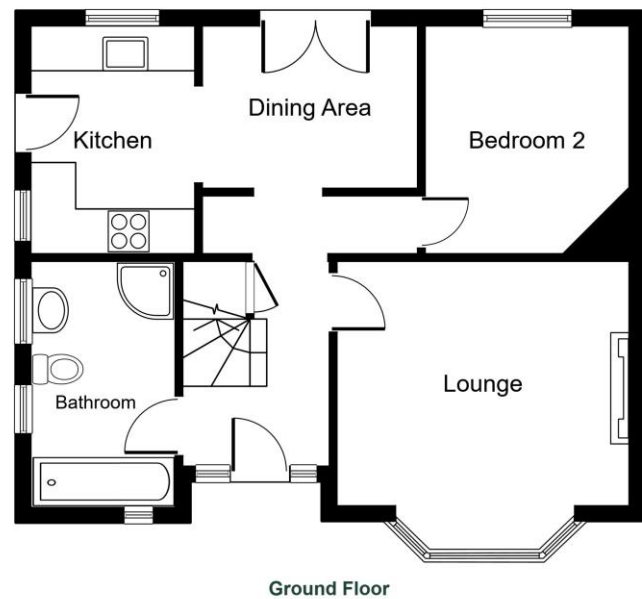
VIEWING

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

Details prepared May 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C			
(55-68) D			
(39-54) E		43	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Total floor area 70.8 sq.m. (762 sq.ft.) Approx



NOT TO SCALE For layout guidance only

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.
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Wighill ~ Sycamore Cottage, Church Lane, LS24 8BG

A charming stone built two-bedroom semi-detached dormer bungalow situated in this beautiful and semi-rural village only a few miles away from Tadcaster.

- Two double bedroom semi-detached dormer bungalow
- Attractive "cottage-style" gardens to front and rear
- Generous gated driveway
- Detached garage and outbuilding
- Lounge with multi-fuel stove
- Principal bedroom to first floor

£350,000 PRICE REGION FOR THE FREEHOLD



CHARTERED SURVEYORS
ESTATE AGENTS
VALUERS

01937 582731

sales@rentonandparr.co.uk
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All-round excellence, all round Wetherby since 1950

WIGHILL

Is a typical quiet rural village with its own Public House. Situated only some three miles from Tadcaster and four miles from the Market Town of Wetherby, where shopping, schooling and sporting facilities are nearby. Several schools have bus facilities to the village. For the commuter the A64, A1 and A1/M1 link roads are all within approximately ten minutes drive.

DIRECTIONS

Leaving Wetherby in a southerly direction, passing over the bridge, take the first left turn at the roundabout. At the next roundabout take the third exit towards Thorp Arch Trading Estate and follow the signs towards Wighill. At the T junction, turn left towards Wighill and follow the road where the property is situated on the left hand side identified by a Renton and Parr for sale sign.

THE PROPERTY

A charming stone built semi-detached bungalow, tastefully decorated throughout and providing versatile accommodation having bedrooms both upstairs and downstairs. The accommodation which benefits from double glazed windows, oil fired central heating in further detail giving approximate room sizes comprises :-

GROUND FLOOR

HALLWAY

Accessed via front door, hall with returned staircase to first floor, useful understairs storage, radiator, LED ceiling spotlights.

LOUNGE

3.9m x 3.7m (12'9" x 12'1") into bay

A cosy room with large walk-in bay window to front having double glazed windows overlooking well-maintained front garden, single radiator, multi-fuel stove surmounted upon tiled hearth, T.V. aerial, telephone point.



DINING ROOM/BEDROOM

3.06m x 2.74m (10'0" x 8'11")

With double glazed window to rear elevation, radiator beneath, feature fireplace.



DINING KITCHEN

5.08m x 3.04m (16'8" x 9'11")

Fitted with an attractive range of wall and base units, cupboards and drawers, oak block work surfaces with tiled splashbacks, inset ceramic sink unit with mixer tap. Electric cooker with four ring ceramic hob, extractor hood above, space for dishwasher and automatic washing machine, side door. Internal opening leading through into dining area with space for dining table and chairs, double radiator, patio doors leading out to rear garden.



BATHROOM

A white suite comprising low flush w.c., pedestal wash basin, panelled bath, walk-in corner shower cubicle, attractive wall tiles and non-slip floor covering. Windows to side and front elevation, radiator, heated towel rail, extractor fan.



FIRST FLOOR

BEDROOM

4.1m x 4m (13'5" x 13'1")

A light and spacious room with partially vaulted ceiling, walk-in dormer window to front elevation, radiator, doorway leading to **WALK-IN WARDROBE** measuring 2.5m x 1.6m (8'2" x 5'2") with Velux window, eaves storage and additional radiator.



TO THE OUTSIDE

Set behind a pair of timber gates the generous driveway provides comfortable parking for multiple vehicles and serves access to :-

DETACHED GARAGE

6.09m x 3.56m (19'11" x 11'8")

With manual up and over door, light and power laid on, work bench to rear, single window, personnel door to side.

GARDENS

Attractive "cottage-style" garden to front with hedge perimeter, shaped lawn and deep well-stocked border. To the rear, a generous raised patio which stretches across the rear of the property creating an ideal space for outdoor dining and relaxation, step down onto well maintained shaped lawn with flower borders and established hedging to the perimeter. Greenhouse, vegetable plot, garden shed and oil tank. Outbuilding currently housing oil fired central heating boiler.



SERVICES

We understand mains water, electricity and drainage are connected.

COUNCIL TAX

Band D (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.