

flush w.c., wash hand basin surmounted upon vanity unit with drawer beneath, bath with shower above, attractive wall and floor tiles, fitted corner shower unit, chrome ladder effect heated towel rail, Velux window to rear, extractor fan.

### BEDROOM TWO

20'0" x 17'4" (6.1m x 5.3m) max including en-suite. A light and spacious bedroom with its own living space having Velux window to front and rear elevation, LED ceiling spotlights, double radiator, plenty of eaves storage, built in wardrobes.



### EN-SUITE

A modern en-suite comprising a low flush w.c., with concealed cistern, floating vanity wash basin, tiled walls and floor covering, corner shower unit with thermostatically control bar, LED ceiling spotlights, extractor fan, Velux window to rear.

### TO THE OUTSIDE

To the front a generous block paved driveway providing ample space for multiple vehicles and serving access to :-

### INTEGRAL GARAGE / STORE

9'10" x 9'10" (3m x 3m)  
With manual up and over door, light, power and water laid on.

### GARDENS

With deep well stocked borders to front, established trees and hedging affording a good degree of privacy with step up to generous wooden decked area benefiting from a

south facing aspect. The rear garden is laid mainly to lawn with hedging to side perimeter and fencing to rear.

### COUNCIL TAX

Band D (from internet enquiry).

### AGENTS NOTES

There is a planning condition (attached to planning permission ref 6.96.30.A.PA) limiting occupation of the bungalow 'to a person solely or mainly employed or last employed in the locality in agriculture, as defined in Section 290 (1) of the Town & Country Planning Act 1971 or in forestry, (including any dependants of such a person residing with him) or a widow or widower of such a person.'

### 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69   C
55-68	D	59   D	
39-54	E		
21-38	F		
1-20	G		

### MISREPRESENTATION ACT

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## Whixley ~ Springwell, New Road, YO26 8AG

A genuinely spacious and well-presented dormer bungalow, modernised and reconfigured by the current owners with a skilful loft conversion creating highly versatile living accommodation with two double bedrooms to the ground floor as well as first. Altogether enjoying a quiet position with south facing aspect to front in the highly sought after village of Whixley.

- Discounted price to reflect AGRICULTURAL TIE (see further details)
- Four bedroom detached dormer bungalow
- Recently fitted kitchen and en-suite bathrooms
- Lounge with sun room off
- Generous entrance dining hall
- Two ground floor bedrooms



**2 Recep 4 Beds 1 Bath 2 En-suites**

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## WHIXLEY

Whixley is an attractive rural village of predominantly rustic brick period properties, situated almost equidistant between Harrogate, York and Wetherby enjoying easy access to the A1/M1 link for commuting.

### DIRECTIONS

Heading east along the A59 turn left onto Gilsforth Hill, proceed for a short while into Station Road entering the village. At the junction with the Anchor Inn pub turn right onto New Road continue for a short while and the property is located on the left hand side identified by a Renton & Parr for sale board.



### THE PROPERTY

A spacious and well presented four bedroom detached dormer bungalow having been modernised by the current owners. The property is subject to an agricultural tie where strict criteria must be met by a buyer in order to purchase the property at this reduced figure. The criteria of which is detailed in a separate paragraph titled agents notes.

The accommodation which benefits from oil fired central heating, double glazed UPVC windows and doors in further detail giving approximate room dimensions comprises :-

### GROUND FLOOR

#### ENTRANCE PORCH

With double glazed UPVC door and window to side leading to :-

#### DINING HALLWAY

16'0" x 11'3" (4.88m x 3.45m)

A lovely light room with UPVC door and windows to front, radiator, decorative ceiling cornice, ample space for dining table and chairs, telephone point. Large opening through to staircase to first floor with useful understairs storage cupboard.

#### LIVING ROOM

20'11" x 13'1" (6.4m x 4m)

A generous room with dual aspect having double glazed UPVC windows to rear and side elevation, two radiators, wall mounted electric fire, decorative ceiling cornice, T.V. aerial.



#### SUN LOUNGE

13'1" x 9'11" (4.01m x 3.03m)

With double glazed UPVC window to side elevation, radiator beneath, T.V. aerial, decorative ceiling cornice, double glazed sliding double patio doors out to raised deck area.



#### BREAKFAST KITCHEN

Recently fitted with a contemporary range of gloss wall and base units, cupboards and drawers, attractive granite work surfaces with tiled splashback, integrated appliances include double stacked oven, integrated fridge freezer, induction hob with extractor hood above, inset one and a quarter sink unit with mixer tap, integrated dishwasher beneath. A most practical pantry cupboard, double glazed UPVC window to rear, LED ceiling spotlights, radiator. Attractive wood effect floor covering flows through into :-



#### UTILITY

7'1" x 5'10" (2.16m x 1.78m)

With double glazed UPVC window to rear elevation, granite worktop with space and plumbing for automatic washing machine beneath, single radiator, space for fridge freezer, LED ceiling spotlights.

#### INNER HALLWAY

With useful storage, single radiator, ceiling cornice.

#### GYM/LAUNDRY ROOM

13'5" x 9'10" (4.1m x 3m) plus door recess

A practical room with a variety of uses, light and power laid on, double glazed UPVC window to side.

#### BEDROOM THREE

16'8" x 12'1" (5.1m x 3.7m)

With large double glazed UPVC window to front elevation, radiator beneath, T.V. aerial, decorative ceiling cornice, fitted bedroom furniture to one side.



#### BEDROOM FOUR

11'5" x 10'9" (3.5m x 3.3m)

With double glazed UPVC window to rear elevation,

radiator beneath, fitted bedroom furniture to one side comprising wardrobes and matching drawers.

#### DOWNSTAIRS W.C.

An attractive white suite comprising low flush w.c., pedestal wash basin, part tiled walls, single radiator, airing cupboard with double glazed window to rear elevation, ceiling spotlights.

### FIRST FLOOR

#### LANDING AREA

With Velux window, LED ceiling spotlights, useful storage cupboard with additional eaves storage off.

#### PRINCIPAL BEDROOM

21'11" x 11'9" (6.7m x 3.6m) to widest part plus door recess and built in wardrobe space With Velux window to side and front elevation, LED ceiling spotlights, double radiator, T.V. aerial, eaves storage, built in wardrobe/storage space.



#### LUXURY EN-SUITE BATHROOM



A very attractive bathroom suite comprising white low