

MORTGAGES

If you require mortgage facilities on this or indeed any other property we should be only too pleased to assist. We have a good connection with a leading Independent Mortgage Advisor who will offer free expert and impartial advice, which is of course confidential, and without obligation, please ask for further details.

All mortgages are subject to status and valuation. Any lender will require a charge on the property.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations are available on request.

Details prepared March 2021

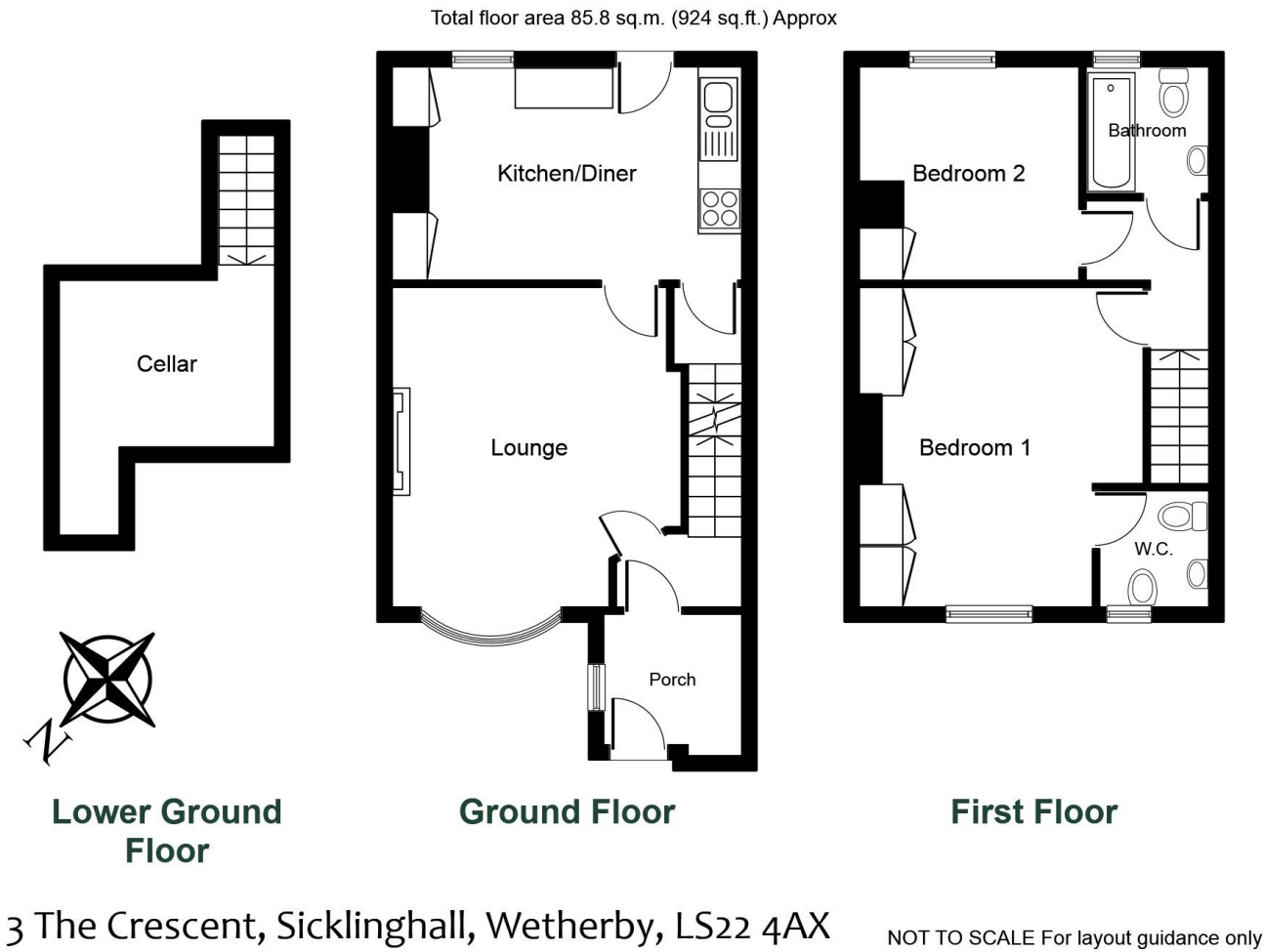
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		



Sicklinghall ~ Half Inch Cottage, 3 The Crescent, LS22 4AX

A most charming mid-terrace cottage revealing two good sized double bedrooms with the master having en-suite, a good sized lounge and separate kitchen/diner. Located within the quiet and popular village of Sicklinghall within easy commute to Wetherby and Harrogate.

- Period stone cottage
- Lounge, separate kitchen diner
- Two double bedrooms
- Master with en-suite facility
- Useful cellar
- Delightful rear garden
- Highly sought after village



£320,000 PRICE REGION FOR THE FREEHOLD



2 Recep



2 Beds



1 Bath

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

SICKLINGHALL

Sicklinghall is a much favoured and picturesque North Yorkshire village some 3 miles from Wetherby with predominantly stone built country style period houses within easy commuting distance of Yorkshire centres, yet retains its school and country inn.

DIRECTIONS

Entering the village from Wetherby along Sicklinghall road. Turn left onto The Crescent where the property is clearly identified by a Renton & Parr for sale board.

THE PROPERTY

A well-maintained and lovingly cared for period cottage although would now benefit from some cosmetic updating to personal preference. The accommodation benefits from gas fired central heating, single glazed windows and in further detail giving approximate room dimensions comprises :-

GROUND FLOOR

ENTRANCE PORCH

Access gained via hardwood front door, single glazed wooden frame window to side. Internal door with fan-light above leading to :-

INNER HALLWAY

Staircase to first floor with tongue & groove panelling, double radiator.

LOUNGE

14'5"x 13'1" (4.4m x 4m)
With bay window to front, deep sill beneath, open fire with grate, exposed stone inset, attractive brick mantle, deep stone hearth, exposed ceiling timber, telephone point, T.V. aerial, double radiator.



BREAKFAST KITCHEN

14'1"x 9'6" (4.3m x 2.9m)
Fitted with a range of pine wall and base units, cupboards and drawers, granite worktop with tiled splashback, inset one and quarter stainless steel sink unit, integrated dishwasher with cooker along with inset four ring ceramic hob, integrated fridge and washing machine. Space for dining table and chairs, tiled floors, single radiator along with attractive "living flame" coal effect gas fire, floor to ceiling storage cupboards to both sides, tiled inset and stone hearth, ceiling spotlights, exposed ceiling timber, sliding sash window to rear along with stable door leading out to rear garden. Doorway leading to useful understairs storage space and a lift up hatch revealing steps down to :-



USEFUL CELLAR

9'10"x 7'6" (3m x 2.3m)
With light and power laid on, along with single radiator, fitted extractor fan, exposed timbers.

TO THE FIRST FLOOR

LANDING AREA

With loft access hatch.

HOUSE BATHROOM



A white suite comprising pedestal wash basin with tiled splashback, low flush w.c., panelled bath with mixer tap and shower handpiece, window to rear, single radiator.

BEDROOM ONE

14'5"x 11'5" (4.4m x 3.5m)
With window to front elevation overlooking well maintained private allotments, radiator beneath, two double wardrobes with useful storage above, T.V. aerial, exposed ceiling timber, internal door leading to :-



EN-SUITE

Comprising white Saniflow low flush w.c., pedestal wash basin, bidet, window to front, radiator.

BEDROOM TWO

9'10"x 9'10" (3m x 3m)
With sliding sash wooden frame window to rear, airing cupboard, single radiator, exposed ceiling timber.



TO THE OUTSIDE

On-street parking available to front.

GARDENS

The property enjoys a delightful well-maintained rear garden with established hedging to the perimeter, deep well-stocked flower borders, a stone path leads to the rear of the garden where there is a patio/seating area, established cherry tree, outdoor lighting. Steps up to a shaped lawn with Dwarf wall to the perimeter, deep well-stocked borders boasting a variety of established bushes and shrubs affording a good degree of privacy to this most attractive "cottage" style garden. Garden shed, coal bunker.



COUNCIL TAX

Band E (from internet enquiry).

AGENTS NOTES

There is a right of way that runs across the back of these terrace cottages to allow neighbours to get bins to the front.

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