

TO THE OUTSIDE

Steps to the front off Main Street with access to a raised lawned garden with rose and flower borders. A shared vehicular access to the side of The Mount sweeps round to the rear giving access to a paved courtyard with parking for three cars, as well as giving access to :-

DOUBLE GARAGE

17'x 15' 8" (5.18m x 4.78m)

Having electric up and over door, light and power laid on. Windows to two sides and UPVC personal side door.

LAUNDRY ROOM / STORE

14'1" x 6'1" (4.29m x 1.85m)

Having quarry tiled floor, wall and base cupboards, worktops with stainless steel sink unit, plumbed for automatic washing machine.

GARDEN

Wrought iron railings and steps down from the courtyard lead to a delightful lawned garden with shaped borders, well stocked with a variety of bushes and shrubs, apple tree. Garden shed.



COUNCIL TAX

Band F (i) (from internet enquiry).

Improvement indicator - if a property has been improved or extended since it was placed in a Council Tax band, the VOA can't review the banding to take account of the alterations until it's sold. Once a sale takes place the banding will be reviewed. As each Council Tax band covers a range of values, the band isn't always increased following improvements and a sale.

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 April 2021

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 78 C |
| 55-68 | D | 61 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



Kirk Deighton ~ Granholme Cottage, Main Street, LS22 4EB

A delightful three-bedroom period cottage oozing with charm and character, occupying an elevated position with "breath-taking" westerly views to the rear over garden and open countryside. Early internal inspection strongly recommended.

- Two generous size reception rooms
- Well-fitted kitchen with integrated appliances and breakfast room extension to rear
- Three bedrooms, one with en-suite shower and house bathroom
- Gas central heating, underfloor heating in parts
- Double garage and off-road parking to rear together with delightful garden



2 Recep 3 Beds 1 Bath 1 En-suite

£625,000 OFFERS OVER FOR THE FREEHOLD

MISREPRESENTATION ACT

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Renton & Parr

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ESTATE AGENTS
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Premium

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. Proceeding along Main Street past the Bay Horse public house and the property is identified on the left hand side by a Renton & Parr for sale board.

THE PROPERTY

An internal inspection is strongly recommended to fully appreciate the well balanced and deceptively spacious accommodation retaining character features with modern refinements including gas fired central heating, replacement UPVC double glazed windows to rear and secondary glazed windows to first floor front elevation.



A feature of the property are the outstanding long distance views to the rear, together with delightful garden and valuable double garage and courtyard parking.

The accommodation in further detail giving approximate room sizes comprises:-

GROUND FLOOR

ENTRANCE PORCH

With quarry tiled floor, windows to two sides, inner door leading to :-

ENTRANCE HALL

With staircase to first floor.

LOUNGE

19'7" x 11' (5.97m x 3.35m)

Sash window to front with window seat, further window to rear, two radiators, three wall light points, fireplace with pine surround, tiled and brick inset hearth with open fire, built in cupboard to recess with pine doors.



SITTING ROOM

19'7" x 11' (5.97m x 3.35m)

Sash window to front with window seat, LED ceiling lighting, two radiators, stone fireplace with open fire.



BREAKFAST KITCHEN

16'2" x 9'4" (4.93m x 2.84m)

Well-fitted with Shaker style wall and base units including cupboards and drawers, granite worktops with up-stands, integrated appliances including fridge and freezer,

dishwasher, Rangemaster cooker with five ring gas hob with extractor hood above, built in microwave/ fan oven with grill, one and a half bowl stainless steel sink unit with mixer taps, built in cupboard, three double glazed windows, radiator, LED ceiling lighting, tiled floor with underfloor heating extending through into :-



BREAKFAST ROOM

14' x 8' (4.27m x 2.44m)

Attractive light room with double glazed aspect window with long distance views, patio door to outside, two additional Velux windows, exposed stone wall, radiator, underfloor heating.



CLOAKROOM

With low flush w.c., wash basin with cupboard under, under stairs storage cupboard.

FIRST FLOOR

LANDING

Double glazed window with exceptional long distance views, radiator, built in airing cupboard with Worcester gas fired central heating boiler, radiator, loft access.

BEDROOM ONE

15'10" x 15' (4.83m x 4.57m)

Including two fitted wardrobes with cupboards above, secondary glazed sash window to front with window seat, radiator.



EN-SUITE SHOWER ROOM

Tiled walls with white suite comprising shower cubicle, low flush w.c., corner wash basin, heated towel rail, secondary glazed window.

BEDROOM TWO

17'3" x 9'9" (5.26m x 2.97m) overall

Including fitted wardrobes with cupboards and drawers, double glazed aspect window with long distance views, double radiator.

BEDROOM THREE

10'5" x 8'9" (3.18m x 2.67m) widening to 10'8" (3.25m)

Secondary glazed window to front, radiator.

BATHROOM

8'9" x 7'9" (2.67m x 2.36m)

Half tiled walls and tiled floor with underfloor heating, four piece white suite comprising enclosed bath, low flush w.c. shower cubicle, vanity wash basin with drawer under, two heated towel rails, shaver socket, mirror to recess, LED ceiling lighting, double glazed window with long distance views.

