

single door to side.



SHOWER ROOM

Fitted suite comprising low flush w.c., with concealed cistern, bidet, vanity wash basin, walk in shower cubicle with tiled walls and floor tiles, heated towel rail, LED ceiling spotlights.

HALLWAY

With double glazed UPVC window to side, radiator beneath, staircase to first floor.

GUEST ROOM

12'1" x 11'5" (3.7m x 3.5m)

With double glazed UPVC window to rear, access to Jack & Jill en-suite.

TO THE OUTSIDE

Set behind mature hedging and trees the property enjoys a generous driveway providing comfortable off-street parking for multiple vehicles serving access to :-

SINGLE INTEGRAL GARAGE

15'8" x 12'1" (4.8m x 3.7m)

With roller door and single personnel door to front, light and power laid on, wall mounted Worcester Bosch boiler, internal door to utility.

GARDEN

The rear garden is laid mainly to lawn with established hedging to the perimeter affording a good degree of privacy, stone flagged patio area, garden shed and pond. Substantial pergola flows off the rear elevation of the property covering a generous wooden decked area creating

the ideal space for outdoor entertaining and 'al-fresco' dining. Outside power supply, water tap.



COUNCIL TAX Band F (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 October 2021

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	77 C
39-54	E		
21-38	F		
1-20	G		



Stutton ~ 2 Mill Lane, LS24 9BT

A skilfully spacious extended semi-detached family home providing generous living accommodation arranged over two floors with the added benefit of flexible annexe accommodation. Tastefully decorated and well presented throughout with a generous rear garden located in the popular and peaceful village of Stutton, benefiting from a 'rural aspect' to the rear with views over woods.

- Generous semi-detached family home
- Benefit of annexe accommodation
- Open plan living accommodation to ground floor
- Good size bedrooms
- House bathroom and modern en-suite facility
- Generous rear garden
- Integral garage



£525,000 PRICE REGION FOR THE FREEHOLD

2/3 Recep 4/5 Beds 3 Baths 1 En-suite

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Premium

All-round excellence, all round Wetherby since 1950

STUTTON

Stutton is a small village to the south of Tadcaster enjoying a rural setting yet convenient for the commercial centres of Leeds and York. The A1 and A64 are both convenient, by car and the M1/A1 link road enables ease of travelling further afield.

DIRECTIONS

From Tadcaster take the Stutton Road. After approximately 3/4 of a mile turn left at the crossroads towards Stutton village, continue for a short while baring left onto Mill Lane and the property is situated on the right hand side identified by a Renton & Parr for sale board.



THE PROPERTY

A most unique and versatile semi-detached family home boasting four bedrooms skilfully extended to create an annexe with guest room. Offering approximately 2000 sq ft of living accommodation which is tastefully decorated and well presented throughout. Benefiting from double glazed UPVC windows, gas fired central heating, as well as solar panels installed, in further detail giving approximate room dimensions comprises :-

GROUND FLOOR

ENTRANCE HALL

Access gained via modern composite front door with obscure glazed panels to side leading into largely open plan living accommodation comprising :-

LIVING ROOM

15'8" x 11'5" (4.8m x 3.5m)

With an attractive fireplace, rustic brick surround, heavy oak mantle above, wood burning stove surmounted upon deep stone hearth, double glazed UPVC bay window to front with double radiator beneath, T.V. aerial, decorative ceiling cornice, oak floor covering that flows through into :-



DINING AREA

11'9" x 9'2" (3.6m x 2.8m)

With ample space for dining table and chairs, radiator, step down leading to :-



SITTING AREA

11'1" x 8'2" (3.38m x 2.50m)

With double glazed UPVC windows to rear and side elevation, revealing outlook over decked area and lawned garden beyond, single door to side. Double radiator, LED ceiling spotlights and wall lights.

BREAKFAST KITCHEN

13'5" x 9'0" (4.09m x 2.76m)

With a range of wall and base units, cupboards and drawers, granite work surfaces with matching up stands, inset Neff cooker with five ring gas hob and extractor hood above, integrated fridge freezer along with dishwasher and inset stainless steel sink unit with mixer tap. Granite worktop with overhang creating useful breakfast bar. Double glazed UPVC window to rear, LED ceiling spotlights.



DOWNSTAIRS W.C.

Comprising low flush w.c., vanity wash basin, extractor fan, cloaks area.

UTILITY

11'5" x 4'3" (3.5m x 1.3m)

Fitted worktops, inset stainless steel sink unit and mixer taps, space and plumbing for automatic washing machine and tumble dryer, wall and base units, tiled splashback, LED spotlights, tiled floor covering.

FIRST FLOOR

SPLIT LANDING

With loft access hatch, airing cupboard.

BEDROOM ONE

12'9" x 10'9" (3.9m x 3.3m)

With double glazed UPVC window to front elevation, radiator beneath.



BEDROOM TWO

12'5" x 10'9" (3.8m x 3.3m)

With double glazed UPVC window to rear, radiator beneath.

BEDROOM FOUR / STUDY

9'2" x 8'2" (2.8m x 2.5m)

With double glazed UPVC window to front elevation, radiator beneath.

HOUSE BATHROOM

Fitted with an attractive suite comprising white low flush w.c., vanity wash basin with cupboard beneath, large corner bath with mixer tap and detachable shower hand piece along with shower above, tiled walls and floor tiles, chrome ladder effect heated towel rail, double glazed UPVC window to rear, LED ceiling spotlights.



BEDROOM THREE

12'5" x 11'5" (3.8m x 3.5m)

Double glazed UPVC window to front elevation, radiator beneath. Fitted bedroom furniture to one side comprising wardrobes as well as cupboard storage and drawers. Internal doorway leading to :-

JACK & JILL ENSUITE

Recently fitted comprising white low flush w.c., attractive 'his & hers' wash basin with vanity drawers beneath, modern wall and floor tiles, walk in shower cubicle with electric "power" shower, ladder effect heated towel rail, extractor fan, LED ceiling spotlights, loft access hatch.

ANNEXE

LIVING AREA

13'10" x 11'7" (4.22m x 3.55m)

A generous living space with vaulted ceiling, LED ceiling spotlights, two double glazed windows to side elevation and double glazed patio doors to rear, radiator, T.V. aerial.

KITCHEN

11'5" x 8'10" (3.5m x 2.7m)

Fitted with a range of wall and base units, cupboards and drawers, laminate work tops with tiled splashback, inset one and a quarter sink unit with mixer tap, AEG cooker, four ring gas hob with extractor hood above, integrated fridge freezer, integrated Bosch dishwasher, double glazed