

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

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 October 2021



South Milford ~ Tack Room Cottage, High Street, LS25 5AQ

A most charming stone built three bedroom cottage having been renovated and modernised throughout enjoying private landscaped gardens, off road parking and double garage. Conveniently located just off the High Street within walking distance of local village amenities and commuting to nearby business centres by both rail and car.

- Three bedroom character cottage
- Refitted kitchen with Quartz work surfaces and Neff appliances
- Refitted bathroom and renovated throughout
- Attractive and private landscaped gardens to rear
- Off-road parking and double garage
- Feature high ceilings and exposed beams to first floor



1 Recep



3 Beds

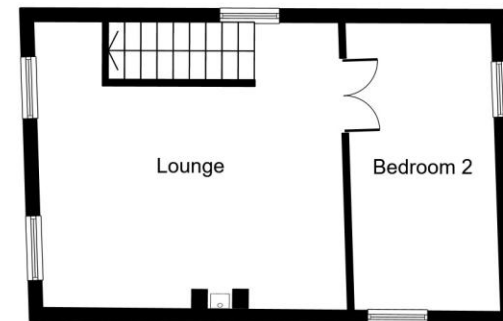


1 Bath

£350,000 OFFERS OVER FOR THE FREEHOLD



Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Tack Room Cottage, High Street, South Milford, LS25 5AQ NOT TO SCALE For layout gt
Total floor area 94.0 sq.m. (1,012 sq.ft.) Approx

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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Renton & Parr

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SOUTH MILFORD

South Milford is a predominantly period village which has history dating back to medieval times. The village is conveniently situated for ease of access onto the A1 High Road and into major Yorkshire centres such as Leeds, York and Selby. South Milford has the benefit of a village post office and a number of public houses and the Monk Fryston Hall Hotel and restaurant

DIRECTIONS

Entering South Milford from Sherburn in Elmet, turn right off Low Street opposite the Swan Hotel into High Street. Proceed along High Street passing the children's playground on the right and immediately opposite The Queen O'T'owd Thatch public house, bear right and right again, following the private driveway where the property is situated on the left hand side.



THE PROPERTY

A delightful individual cottage oozing with character and charm. Originally converted from a Tack Room and outbuildings, now renovated and modernised throughout by the current owners with re-fitted kitchen and including integrated Neff appliances, re-fitted bathroom, providing contemporary three bedroom living accommodation while retaining this historic buildings' character with exposed beams to first floor.

Enhanced by a delightful and established rear garden, off-road parking and double garage, the accommodation benefitting from replacement electrical and central heating systems, double and triple glazed windows, (excluding porthole) in further detail giving approximate room sizes comprises :-

ENTRANCE HALLWAY

Stone steps lead through refitted triple glazed aluminium frame door into attractive bright entrance hallway with feature high ceilings, triple glazed window to side with deep window sill, Velux ceiling light, double radiator, half staircase to internal hallway.

BEDROOM ONE

15'7" x 8'10" (4.76m x 2.71m) widening to 11'5" (3.5m) With triple glazed windows to front, double radiator, attractive high ceilings, recess ceiling lighting, storage cupboard with electric meter.



HOUSE BATHROOM

9'3" x 8'6" (2.83m x 2.6m) A light and bright contemporary bathroom with modern white suite comprising low flush w.c., floating wash basin, inset bath with attractive tile surround, large walk-in wet-room shower, Hansgrohe fittings, part tiled walls with tiled floor, triple glazed window to side, double glazed Velux window above, radiator, chrome heated towel rail, recess ceiling lighting, extractor fan.



HALLWAY

With cloaks storage cupboard, stairs leading to first floor, double radiator, recess ceiling lighting.

BREAKFAST KITCHEN

14'8" x 10'1" (4.49m x 3.09m) Refitted with a modern Shaker style kitchen comprising a range of wall and base units including cupboards and drawers, solid Quartz work surfaces, up-stands and splashback. Integrated Neff appliances include electric oven and five ring gas hob with extractor hood above, integrated dishwasher, inset microwave, integrated fridge freezer and automatic washing machine, inset ceramic sink unit with mixer tap and drainer, triple glazed windows

to two aspects and triple glazed rear door overlooking the garden beyond, attractive tiled flooring with underfloor heating and recess ceiling lighting.



BEDROOM THREE

9'9" x 8'3" (2.98m x 2.52m) With triple glazed window, double radiator beneath, sliding door leading to useful storage recess and wall mounted gas fired central heating combi-boiler.

FIRST FLOOR

LIVING ROOM

15'11" x 14'7" (4.86m x 4.46m) A bright open living room with two double glazed windows and a further circular porthole window to side, double radiator, feature fireplace with wood burning stove, stone hearth and timber mantle piece, vaulted ceiling with attractive Kingpost truss and further exposed roof timbers.



BEDROOM TWO

14'7" x 7'10" (4.46m x 2.40m) With double glazed window overlooking rear garden, further timber framed double glazed window to side, double radiator, two wall lights and vaulted ceiling with exposed beams.



TO THE OUTSIDE

Accessed from the High Street onto recently laid tree lined gravel driveway shared with neighbouring properties, proceeding up the driveway to private off-road parking area for several vehicles and :-

DETACHED DOUBLE GARAGE

19'8" x 18'11" (6m x 5.78m) With electric roller front door, light and power laid on, window to side, vaulted ceiling with exposed roof timbers, space for additional mezzanine storage.

GARDENS

Beautifully landscaped rear garden behind attractive curved stone retaining wall with deep and well stocked flower beds containing a number of colourful bushes and shrubs, gravel path leads from the kitchen door to attractive Yorkshire stone patio creating an ideal space for outdoor entertaining and 'al-fresco' dining, rear garden set mainly to lawn, neatly bordered with shrubs and low level bushes, all privately enclosed within established beech hedge and ash tree providing a good degree of privacy.



COUNCIL TAX

Band E (from internet enquiry).

