



## 1, WOODLANDS VIEW

KIRK DEIGHTON, WETHERBY LS22 4EJ

A THREE BEDROOM SEMI DETACHED HOUSE SITUATED JUST OUTSIDE THE VILLAGE OF KIRK DEIGHTON ENJOYING FINE OPEN VIEWS IN A DESIRABLE COMMUTER LOCATION AND BENEFITTING FROM FRONT GARDEN AND SECURE REAR AREA WITH PATIO.

**NOTE: THIS PROPERTY IS SUBJECT TO AN AGRICULTURAL OCCUPANCY RESTRICTION.**

**RENT: £950 pcm**

TO LET ON AN ASSURED SHORTHOLD TENANCY



## LOCATION

The property is situated just north of the charming village of Kirk Deighton, conveniently located off the Wetherby-to-Knaresborough road. This prime location provides excellent access to Wetherby and the major hubs of North and West Yorkshire, with seamless connectivity via the A1(M).

## DESCRIPTION

A Three Bedroom Semi-Detached House situated just outside Kirk Deighton enjoying open views and good access to nearby Wetherby and access to the A1(M). The house benefits from gas central heating, UPVC double glazing with gardens to the front and rear and off-street parking.

Note: The property is subject to an Agricultural Occupancy Restriction. Please contact the office for more information on this.

## ACCOMMODATION

ENTRANCE HALL 9' 3" x 7' 1" (2.82m x 2.16m)  
With understairs cupboard.

LOUNGE 13' 8" x 11' 5" (4.17m x 3.48m)  
With radiator and TV point.

KITCHEN/DINER - DINING AREA 12' 8" x 11' 5" (3.86m x 3.48m)  
Radiator.

KITCHEN/DINER - KITCHEN AREA 7' 8" x 7' 8" (2.34m x 2.34m)  
A range of base and wall units incorporating single drainer sink unit. Electric oven and Worcester Greenstar gas fired combi boiler.

UTILITY ROOM 7' 2" x 5' 9" (2.18m x 1.75m)  
Base unit, coat pegs with separate WC and rear door to garden.

## FIRST FLOOR

FRONT BEDROOM 13' 8" x 10' 2" (4.17m x 3.1m)  
Front elevation window.

REAR BEDROOM 12' 8" x 9' 5" (3.86m x 2.87m)

REAR BEDROOM 9' 6" x 9' 3" (2.9m x 2.82m)

HOUSE BATHROOM 8' 6" x 7' 10" (2.59m x 2.39m)  
With panelled bath with electric shower over, shower screen, wash hand basin, low level WC and wall heater.

## OUTSIDE

Front lawn and garden with gravelled driveway leading to the garage.

The side driveway is shared with the adjoining property. There is an enclosed rear gravelled area with paved patio and fencing.

## ADDITIONAL INFORMATION

### Terms of Tenancy

The property is available to let, unfurnished, on an Assured Shorthold Tenancy for a period of six/twelve months at a rent of £950.00 per calendar month, payable in advance.

Note: The property is subject to an Agricultural Occupancy Restriction upon occupancy which restricts potential tenants to those currently or formerly employed in agricultural work, farming or forestry. (Further details available upon request).

A Bond of one month's rent plus £100 will be payable upfront.

Council Tax Band B.  
North Yorkshire Council.

EPC Rating D.

The Tenant is responsible for the costs of gas, electricity, water, sewerage charges and Council Tax.

### Viewing

The property may be viewed strictly by appointment with the sole Letting Agents, Lister Haigh on 01423 860322.

### Directions

When travelling from Wetherby, take the B6164 road towards Knaresborough. Proceed through the village of Kirk Deighton travelling towards North Deighton. The property will be found just out of Kirk Deighton on the left hand side when travelling towards Knaresborough.



## **SALES AND LETTING MARKETING APPRAISALS**

If you are considering marketing your property, we will be pleased to undertake free sales or letting appraisals without obligation.

For further details, please contact:

**John Haigh** (Knaresborough Office) on **01423 860322**

**Charlie Cowen** (Knaresborough Office) on **01423 860322**

## **VALUATIONS**

Our team of Chartered Surveyors can carry out formal valuations for a variety of purposes:

- Inheritance Tax
- Tax Planning
- Insurance
- Dispute Resolution

**Residential, Agricultural, Commercial, Development**



## **THE CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

"Messrs Lister Haigh for themselves and for the vendors or lessors of this property whose agents they are give notice that:

1. The particulars are set out as a general outline for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
2. All description, dimensions, reference to condition and necessary permissions for use of occupation, and other details are given without responsibility and 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 correctness of each of them;
3. No person in the employment of Messrs Lister Haigh has any authority to make or give representation or warranty whatever in relation to this property."

Regulated by the RICS