



Deighton Cottage, 4A Knaresborough Road, North Deighton

£450,000 Guide Price



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A beautifully presented detached stone house, thoughtfully upgraded to include a new central heating system, occupying a highly sought-after position with excellent access to Wetherby, Harrogate and the A1(M). The property enjoys attractive rural views and a pleasant semi-rural setting, while remaining conveniently placed for nearby amenities and transport links, and further benefits from a gravel driveway and attached garage.

Externally, the property benefits from a gravelled driveway to the front providing ample off-street parking and access to the attached garage, all set behind a neat hedged boundary. To the rear is an enclosed lawned garden with a paved seating area, enjoying attractive open views across the surrounding countryside and providing a lovely space for outdoor dining, relaxing and enjoying the rural outlook.

North Deighton is a highly sought-after village known for its character properties and enviable position between Harrogate and Wetherby. Set within Yorkshire's prestigious Golden Triangle, the property offers excellent commuter links to Leeds, Harrogate and York, with the A1(M) just two miles away. The nearby market town of Wetherby provides a wide range of day-to-day amenities including shops, cafés, restaurants and supermarkets.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

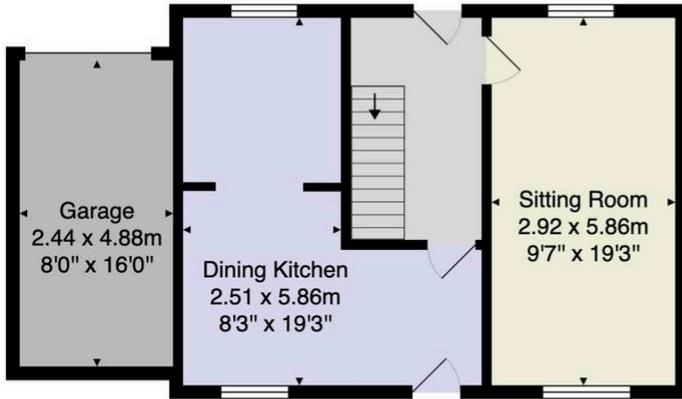


The property has been thoughtfully upgraded by the current owners, including the installation of an air source heat pump central heating system in August 2022. A newly installed timber canopy sits above the front door, leading into a good-sized central hallway with a convenient ground floor WC. The accommodation comprises an entrance hall with a modern staircase featuring a glass balustrade leading to the first floor, with oak internal doors giving access to the principal ground floor rooms. The sitting room is a well-proportioned reception space with dual-aspect windows allowing for plenty of natural light and creating a comfortable setting for everyday living.

The dining kitchen forms the hub of the home and is well equipped with a combination of base, wall and full height storage units and a range of integrated appliances including an electric oven, four-ring electric hob, dishwasher, washing machine and fridge/freezer. Laminate preparation surfaces incorporate a one and a half bowl stainless steel sink, and there is ample space for a freestanding dining table, creating an ideal setting for both family life and entertaining.

To the first floor there are three bedrooms, including two well-proportioned double rooms with fitted wardrobes featuring sliding mirrored doors, together with a house bathroom fitted with a modern white suite comprising a panelled bath with shower over and glass screen, wash hand basin set within a vanity unit and WC.





Ground Floor



First Floor

Total Area: 91.7 m² ... 988 ft² (excluding garage)

All measurements are approximate and for display purposes only.

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