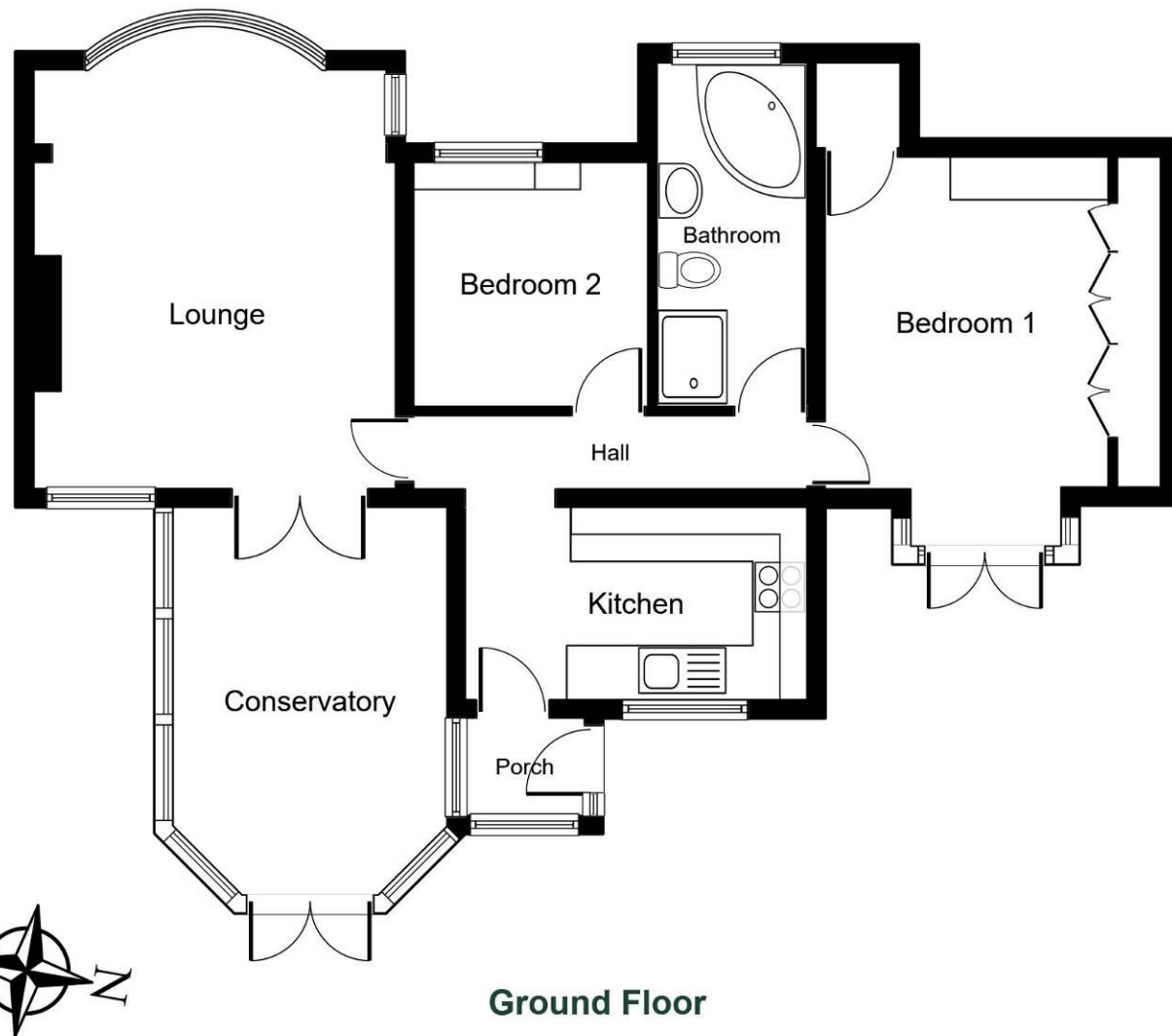


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		



Rigton Croft, The Paddock, East Keswick, LS17 9EN NOT TO SCALE For layout guidance only
 Total floor area 74.3 sq. m. (800 sq. ft.) Approx



East Keswick ~ Rigton Croft, The Paddock, LS17 9EN

A stone built two-bedroom detached bungalow comprising a former barn conversion with several character features, now providing an ideal opportunity for modernisation. Occupying a central position in this popular rural village close to open countryside, yet readily accessible to surrounding business centres.

- Lounge with vaulted ceiling and exposed beam
- Conservatory and kitchen
- Two bedrooms and bathroom
- Garden (to front only) with driveway and stone detached garage
- No onward chain

£300,000 OFFERS OVER FOR FREEHOLD


1 Recep


2 Beds


1 Bath

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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All-round excellence, all round Wetherby since 1950

EAST KESWICK

East Keswick is a much sought after West Yorkshire Village with the majority of properties being stone built and of similar quality. Almost equidistant to Leeds and Harrogate with York, major road, rail and air networks within comfortable commuting distance. The area is well served by shops, schools and sporting facilities including swimming pool, golf courses, most varieties of sports clubs, fishing etc.

DIRECTIONS

Approaching from the A58 through Collingham turning right into Harewood Road at the pelican crossing, take the first left signpost towards East Keswick. On entering the village turn left into The Paddock, immediately opposite the Old Star Inn and the property is on the left hand side identified by a Renton & Parr for sale board.

THE PROPERTY

A previously converted stone built barn providing character accommodation now in need of modernisation. Benefiting from gas fired central heating and part replacement UPVC double glazed windows, the accommodation in further detail giving approximate room sizes comprises :-

ENTRANCE PORCH

With inner door to kitchen.

LOUNGE

15'7" x 13'5" (4.75m x 4.09m)

Including double glazed bay window, double radiator, stone fireplace and chimney piece, panelled and vaulted ceiling with exposed roof truss, five wall light points, double radiator.



CONSERVATORY

14' x 10' 2" (4.27m x 3.1m)

Double radiator, ceramic tiled floor, double glazed windows and French door to patio and garden.



KITCHEN

12'5" x 6'11" (3.78m x 2.11m)

Range of wall and base units including cupboards and drawers, work surfaces, sink unit with mixer taps, tiled walls and ceramic tiled floor, double radiator, Electrolux cooker with Whirlpool hob and extractor hood above, free-standing fridge and freezer, plumbed for washing machine.



INNER HALL

With meter cupboard.

BEDROOM ONE

12'1" x 12'2" (3.68m x 3.71m) plus walk-in bay

With double glazed French doors to patio and garden, fitted wardrobes to one wall, panelled and vaulted ceiling, radiator, two wall light points, dressing table. Walk-in cupboard with gas fired central heating boiler.



BEDROOM TWO

8'10" x 8'8" (2.69m x 2.64m)

Double glazed window, double radiator.

BATHROOM

12'6" x 5'6" (3.81m x 1.68m)

A four piece suite comprising corner bath, pedestal wash basin, low flush w.c., shower cubicle, tiled walls, pine panelled ceiling, loft access, double radiator, double glazed window.



TO THE OUTSIDE

Entrance gates and driveway gives access to :-

DETACHED STONE GARAGE

20'10" x 10'2" (6.35m x 3.1m) With up and over door, electric light and power.

GARDENS

Gardens to the front mainly comprising lawn, patio area, concrete hard-standing. A further area of part walled garden to the side and rear of the garage.



COUNCIL TAX

Band C (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

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.