



Deighton Cottage

4a Knaresborough Road, North Deighton, Wetherby LS22 4EL

£425,000 | Freehold

maxwell hodgson

estate agents

Deighton Cottage is a detached stone family home with a south- west facing rear garden and fabulous views over farmland to the rear. Located in this popular village and benefitting from sealed unit double glazing, downlights throughout and calor gas central heating, the property has been fitted out and maintained to a high standard throughout. There is a ground floor WC, dual aspect sitting room and kitchen open to dining room. Two double bedrooms both with excellent built in wardrobes and a third bedroom. Refitted bathroom. Garage and generous driveway allowing for car standing and turning. Very private gardens backing directly onto fields. EPC Band D.

Entrance Hall

Front entrance door, laminate floor, under stairs storage cupboard. Balustrade stairs off to first floor.

WC

Low flush WC and wash hand basin, half tiled walls.

Living Room

Dual aspect with windows to both front and rear the living room is light and airy, 2 radiators.

Kitchen

Fitted with an excellent range of base and wall units, rolled edge work surfaces inset one and a quarter bowl sink and drainer and tiled splashbacks. Built in wine rack, Integrated appliances include dishwasher, fridge freezer , washing machine and built under electric oven with induction hob and extractor fan above. Part glazed rear door to garden and window overlooking the garden and views beyond. Radiator, laminate floor. Open to:

Dining Room

Window to front, laminate floor, door to hall.

First Floor Landing

Access to loft space, radiator, windows front and rear.

Bedroom One

Fitted with triple built in wardrobe with sliding mirrored doors. Window to rear, radiator.

Bedroom Two

Fitted with triple built in wardrobe with sliding mirrored doors. Window to front, radiator.

Bedroom Three

Radiator, window to front.

Bathroom

Recently refitted with white suite to include shaped panelled bath with shower over, wash hand basin with vanity storage below, low flush WC. Heated ladder style towel rail. Fully tiled walls and tiled floor. Obscure glazed window to rear.

Outside

Garage

Up and over door to front, power and light. Wall mounted Calor gas central heating boiler.

Rear Garden

A particularly attractive feature are the southwest facing lawned gardens to the rear, backing directly onto farmland and enjoying views over open countryside. Additional space to side enclosed by timber fencing and gated access to front .





Front Garden and Drive

The drive allows for ample car standing and turning space. Lawned gardens to front bordered by mature hedge to front boundary.

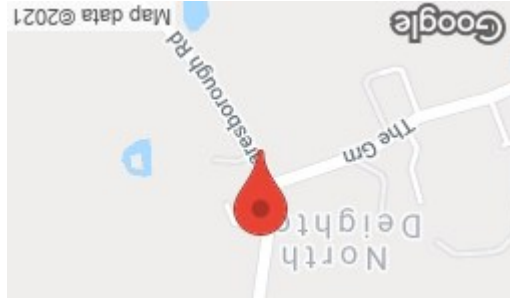
Services

All mains services connected apart from mains gas

Council Tax

We understand the property is in council tax band E.





From the direction of Wetherby take the Dighton Road out of town and bear left towards Kirk Dighton and Knarsborough. Continue through Kirk Dighton and into North Dighton where the property is situated on the left hand side.

Directions

