



1 Back Lane, , Hunsingore LS22 5JB  
£299,500 | Freehold

maxwell hodgson  
estate agents

## Entrance Hall

Part glazed entrance door, laminate floor, wall heater, stairs off to first floor.

## Cloakroom/WC

Refitted with white low flush WC, vanity wash hand basin with monobloc mixer tap and tiled splashbacks. Obscure glazed window to front, tiled floor.

## Living Room

18'10" x 10'5" (5.74 x 3.18)

2 wall heaters, wood burner with oak mantle above and stone hearth. Windows front and rear, inset ceiling downlights.

## Refitted Kitchen

21'9" x 13'4" (6.63 x 4.06)

Refitted with an excellent range of base and wall units and drawers. Breakfast bar with further built under base units. Worksurfaces with inset stainless steel sink and drainer and tiled splashbacks. Lamona built in electric oven and hob with canopy extractor hood over, integrated dishwasher. Double french doors opening to rear garden, laminate floor.

## Dining Area

Wall heater, wide patio doors opening to rear garden. Laminate floor.

## Utility Room

8'7" x 4'10" (2.62 x 1.47)

Built in Lamona fridge freezer, base unit with worktop and space for washing machine and tumble dryer. Obscure glazed window to front, laminate floor.

## First Floor Landing

Loft access. Airing cupboard housing the newly fitted Oso hot water cylinder and system.

## Bedroom One

18'5" x 8'7" (5.61 x 2.62)

Wall heater, loft access, windows front and rear.

## Bedroom Two

10'10" x 10'5" (3.30 x 3.18)

Wall heater. Window to front.

## Bedroom Three

9'10" x 9'1" (3.00 x 2.77)

Wall heater, window to front. Large built in cupboard with hanging rail.

## Bedroom Four

10'5" x 7'8" (3.18 x 2.34)

Wall heater, window to rear.

## Bathroom

Refitted white 4 piece suite comprising: bath, shower cubicle with direct shower, pedestal wash hand basin and low flush WC. Fully tiled walls, tiled floor. Inset downlights, heated ladder style towel rail. Obscure glazed window to front.

## Outside Rear

The gardens are a particular feature of the property being south west facing and with lovely views. A raised patio leads onto lawns with timber fenced boundaries and a gated access to the rear and the front. Wood store. The vendor has made a pre planning application (14/03326/pre) to Harrogate council to see about building a garage. They have advised they would support the application if the garage reflects the style shape and architectural features of the house then it could be supported as it would adhere to the design guide and in addition saved local plan policy HD20.



## Outside Front

Wide gravelled drive providing parking for several cars.

## Directions

From Wetherby take Deighton Road out of town towards the A1M , turn left at the roundabout to Walshford past the BridgeInn continuing straight over the roundabout and the A1 bridge. Straight over the next roundabout into the village of Hunsingore continuing straight on where the road forks and then right into Back lane where the property is situated in the right hand side.

## Services

All mains services except for gas are understood to be connected to this property.

## Council Tax

We understand the property has been placed in council tax band D.

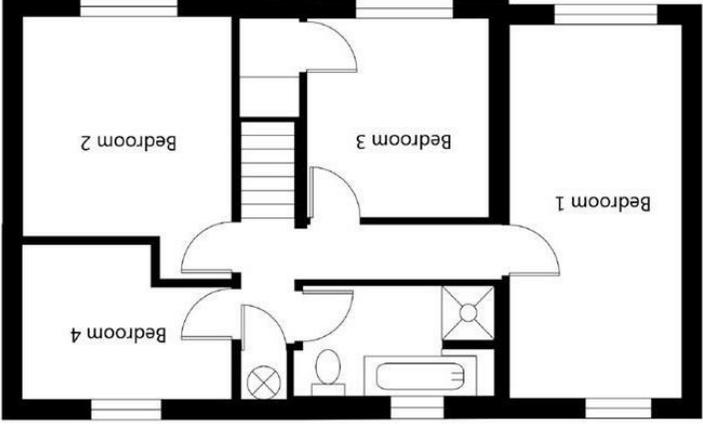




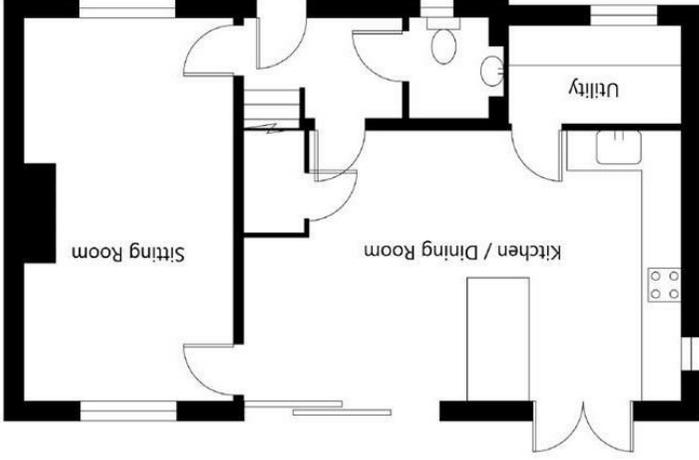
[Directions](#)



First Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 612 SQ FT / 57 SQ M



Ground Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 614 SQ FT / 57 SQ M



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1226 SQ FT / 114 SQ M  
All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
Exposure Property Marketing © 2014.