



The Orchard

1a Church Lane, , Wighill LS24 8BG

£454,999 | Freehold

maxwell hodgson

estate agents

Entrance Hall

PVCu front entrance door with obscure leaded panel and obscure glazed panels to either side. Spacious entrance hall with stairs to first floor, concealed radiator. Built in storage cupboard, coved ceiling.

Shower Room

Fitted with three piece white suite comprising; wall mounted wash handbasin, shower enclosure with direct shower, concealed cistern low flush WC. PVCu obscure double glazed window to front, radiator. Ceiling downlights, tiled floor, part tiled walls.

Kitchen/ Breakfast Room

16'11" x 13'10" (5.16 x 4.22)
Fitted with an excellent range of base and wall units, including eye level display cabinets, drawers and wine rack. Black granite work-surfaces, inset 1 ¼ FRANKE sink with monobloc mixer tap and moulded drainer. Bosch integrated appliances include; oven, microwave oven, 4 ring induction hob with overhead extractor and dishwasher. Central island with black granite work-surface, 2 wicker baskets, shelving and Bosch integrated fridge. 2 PVCu double glazed windows. Tiled floor. Part glazed PVCu door to side. Internal door to garage. Ceiling Downlights.

Dining Room

13'11" x 10'9" (4.24 x 3.28)
Coved Ceiling, PCVu double glazed window to rear. Radiator. Ceiling Downlights.

Sitting Room

20'6" x 15'2" (6.25 x 4.62)
Adams style fireplace with marble inset and raised hearth, open grate fire. PVCu double glazed picture window to rear, smaller window to side. Patio doors to rear garden. Coved ceiling, 2 radiators, ceiling downlights.

Family Room

13'1" x 10'5" (3.99 x 3.18)
PVCu double glazed window to front, coved ceiling. Ceiling downlights, radiator.

Landing

Half landing with PVCu obscure double glazed window to front. Loft access, concealed radiator. Single storage cupboard, double storage cupboard. 2 Velux windows.

Bedroom One

16'11" x 12'5" (5.16 x 3.78)
Fitted with a range of wardrobes providing ample hanging and shelving space. 2 PVCu double glazed windows, ceiling downlights.

Ensuite

Fitted with four piece suite comprising; tile enclosed bath, concealed cistern low flush WC, twin vanity wash hand basin with drawers below, large shower enclosure with glass door and rain effect shower head. Velux window. Ladder style heated towel rail, underfloor heating. Tiled floor and part tiled walls.

Bedroom Two

12'1" x 10'6" (3.68 x 3.20)
Fitted with double and single wardrobes providing hanging and shelving space. PVCu double glazed window to front. Ceiling downlights.

Bedroom Three

14'3" x 9'3" (4.34 x 2.82)
Built in single storage cupboard, radiator, Velux window. Ceiling downlights.

Bedroom Four

8'3" x 7'6" (2.51 x 2.29)
Radiator, Velux window.

Bathroom

Fitted with three piece white suite comprising; vanity unit wash hand basin with a range of drawers and cupboards, bath with direct shower over and shower screen, low flush concealed cistern WC. Ladder style heated towel rail. Tiled floor, part tiled walls. Velux window. Underfloor heating, ceiling downlights. Linen cupboard providing shelving storage space.

Garage

17'9" x 16'11" (5.41 x 5.16)
Double garage with internal door to kitchen. 2 single up and over doors. Base and wall units with worktop, sink unit with stainless steel sink and mixer tap. Plumbing for washing machine and space for tumble dryer. PVCu double glazed window to side.

Outside Front

Stone drive providing ample hard standing space, access to garage. Path to front entrance door. Lawned area bordered by mature flower and shrub beds.



Outside Rear

Boiler house housing boiler and providing outside storage. Stone patio entertaining area, lawned area bordered by mature shrub and flower beds. Feature brick wall to rear. Further bricked patio area. 2 Propane gas tanks. To one side of the property steps down into timber shed and to the other side stone path leads to timber gate to the front of the property.

Local Area

Wighill is a charming, semi-rural village comprising of many individual and period homes and an excellent village pub. The village enjoys easy access to the nearby towns of Tadcaster and the bustling market town of Wetherby, with swimming pools, supermarkets, (Sainsbury's and Morrison's), together with numerous amenities. The property also lies within the catchment area of Tadcaster Grammar School. The village has ease of access to York, Leeds, the A64, A1 and the region's excellent motorway and rail network.

Council Tax

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

Services

All mains water and electric services are understood to be connected to this property. We understand the property is gas central heated via gas tanks in the rear garden.

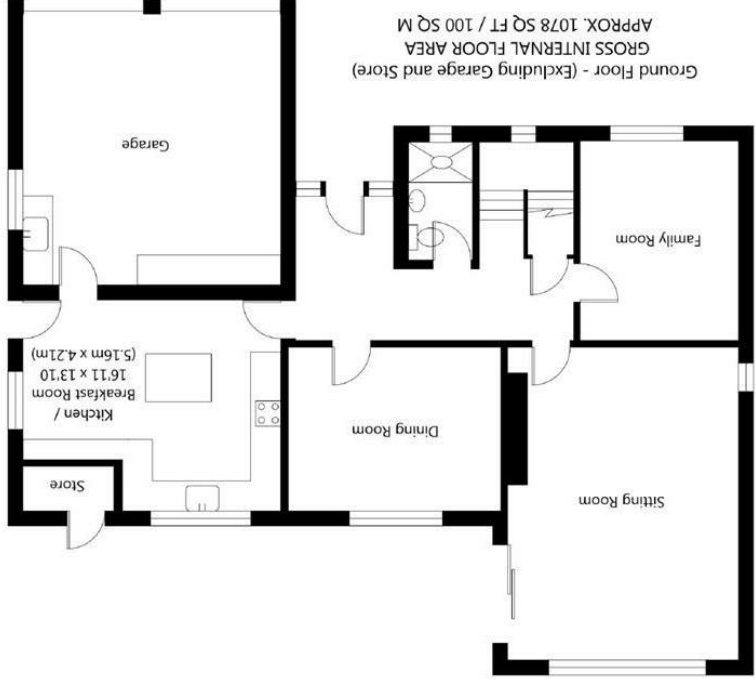
Directions

Follow the Walton Road out of Wetherby. Continue as it turns into Wetherby Road and then Wighill Lane. When you come to the T junction turn Left onto Church Lane. You will approach the property and it will be situated on the right hand side, easily identified by our for sale board.





Directions



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 2030 SQ FT / 188 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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