



The Hollies

Turnpike Lane, , Bickerton LS22 5EP

£337,950 | Freehold

maxwell hodgson

estate agents

Entrance Hall

Tiled floor, radiator, under-stair cloaks cupboard. Obscure glazed entrance door and side panels. Coved ceiling.

Dining Room

13'8" x 9'3" (4.17 x 2.82)

Radiator and window to front, ornate coving to ceiling and ceiling rose.

Kitchen

11'11" x 9'2" (3.63 x 2.79)

Fitted with an excellent range of wood panelled base and wall units, tiled splashbacks with roll-edge work surfaces. Inset 1 ¼ sink and drainer with monobloc mixer taps. Integrated dishwasher and Hotpoint electric oven with gas hob and extractor hood above. Tiled floor and inset ceiling downlights.

Open to:

Sitting/ Snug Area

9'8" x 6'8" (2.95 x 2.03)

Radiator and dado rail with side window, TV point

Rear Entrance Lobby

Pvcu door to garden.

Fitted Cloakroom / W.C

White pedestal wash hand basin and low flush W.C. Double storage cupboard. Tiled floor and coved ceiling. Obscure window to side.

Study

8'9" x 8'3" (2.67 x 2.51)

Radiator. Coved ceiling, window to rear, arch to

Through Lounge

20'11" x 11'4" (6.38 x 3.45)

Double doors leading out to garden. Gas living flamecoal effect fire, red brick fireplace. Radiator, TV point, ornate coved ceiling with 2 ceiling roses.

First Floor Landing

Galleried first floor landing. Loft access, front window with views to the fields.

Bedroom 1

11'3" x 10'4" + Dressing area (3.43 x 3.15 + Dressing area)

Window at the rear. 3 double built in double wardrobes, coved ceiling with inset down lights. Arch to additional dressing area

Ensuite Shower Room

Corner shower cubicle with direct shower. Low flush concealed cistern W.C, wash hand basin and vanity unit with storage. Heated towel rail, fully tiled walls, obscure window to rear.

Bedroom 2

11'8" x 8'6" (3.56 x 2.59)

Radiator, front views to fields, coved ceiling.

Bedroom 3

11'4" x 8'4" (3.45 x 2.54)

Radiator, front views to fields, coved ceiling

Bathroom

White panelled bath with mixer shower over. Low flush W.C, pedestal wash hand basin, radiator. Half tiled walls, obscure window rear.

Rear Garden

The gardens are landscaped for easy maintenance and provide lawns, shaped





paved and gravel borders. Side paths with wrought iron gates provide access to the front on both sides of the house. Outside tap and power point.

In and out drive

Tarmaced drive providing ample car standing space. Low wall, shrubbery beds.

Garage

17'10" x 8'9" (5.44 x 2.67)

Useful loft storage space. Wall Worcester gas combi boiler. Plumbing for automatic washing machine. Power and light. Up and over door front, rear door to kitchen.

Rear View

Views to Front

Council Tax

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

Services

All mains services are understood to be connected to this property.

Directions

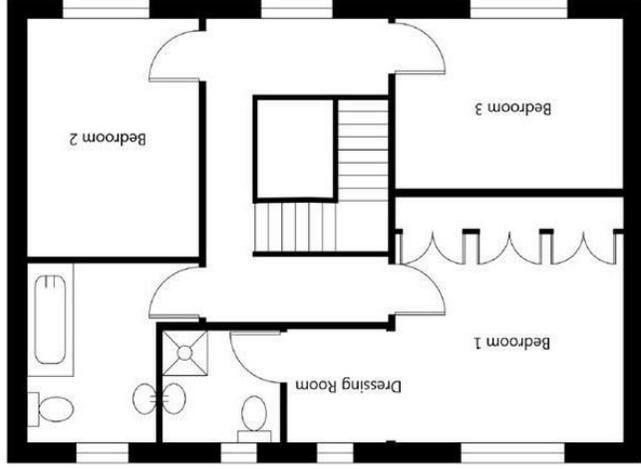
Leave Wetherby via North Street and turn right onto the A661/B1224 York Road, passing Wetherby Racecourse on the right. Follow this road until reaching Bickerton and take the second access in to the village which is Turnpike Lane whereupon the property is situated immediately on the left hand side.





NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1434 SQ FT / 134 SQ M
 All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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First Floor
 GROSS INTERNAL FLOOR AREA
 APPROX. 620 SQ FT / 58 SQ M



Ground Floor - (Excluding Garage)
 GROSS INTERNAL FLOOR AREA
 APPROX. 814 SQ FT / 76 SQ M



Directions

