



## Oaklands Manor Cottage

Thorner Lane, , Scarcroft LS14 3AH

£535,000 | Freehold

maxwell hodgson

estate agents

## Entrance Hall

Glass panelled doors to dining room, radiator, telephone point.

## Cloakroom/Utility

13'5" x 6'7" (4.09 x 2.01)

Narrowing to 4'1"

Concealed cistern wc, wash hand basin, fitted cupboard, radiator, window to front, plumbing for washing machine and dryer.

## Sitting Room

14'5" x 13'9" (4.39 x 4.19)

Brick fireplace with open grate, deep cilled window to rear, television point, feature ceiling beams, display alcove, fitted book shelves, four wall light points.

## Dining Room

13'10" x 13'11" (4.22 x 4.24)

Staircase to first floor, two radiators, door to conservatory.

## Conservatory

13'1" x 12'2" (3.99 x 3.71)

Tiled floor, ceiling fan, radiator, doors to garden.

## Breakfast Kitchen

17'9" x 7'9" (5.41 x 2.36)

Chestnut fronted wall and base units, display shelving, dresser style unit, under unit lighting, stainless steel sink and drainer, tiled splashbacks, integrated fridge and freezer, integrated Whirlpool dishwasher, Neff induction hob with extractor hood over, de Dietrich double oven, radiator, deep cilled window to front, ceiling spotlights, laminate flooring.

## First Floor Landing

Loft access with pull down loft ladder, providing large full height storage area with lights.

## Bedroom One

14'9" x 11'11" to robes (4.50 x 3.63 to robes)

Range of built in wardrobes, window to rear with window seat, fitted bedside tables, drawer units and dressing table, ceiling spotlights, radiator.

## Ensuite Bathroom

Corner bath, separate one and a half size shower cubicle, pedestal wash hand basin, bidet, hidden cistern wc, part tiled walls, ladder radiator, window to front, ceiling spotlights.

## Bedroom Two

10'6" x 9'6" (3.20 x 2.90)

Window to rear with window seat, built in wardrobe and cupboards, radiator.

## Bedroom Three

10'2" x 8'5" (3.10 x 2.57)

Window to front, radiator.

## Bedroom Four

8'11" x 8'8" (2.72 x 2.64)

Window to front, radiator, telephone point.

## House Bathroom

Panelled bath with tap shower attachment, concealed cistern wc, wash hand basin with tiled surround and cupboard below, illuminated mirror, part tiled walls, ladder radiator, window to side.

## Outside Front

Gated block paved courtyard providing ample parking, flower beds, outside lighting,





steps leading to front door. Double carport with loft storage with lighting accessed via pull down loft ladder.

### Garage/Workshop

Up and over door to garage from carport. The garage/workshop has windows, power, light, cold water tap and access door to rear garden. Vaillant gas combination boiler.

### Outside Rear

To the rear of the property are enclosed, private gardens partly walled with perimeter hedging and fencing. There are shaped lawns with borders, raised rockery, a selection of trees, vegetable garden area, greenhouse and shed (both with power),, further gravelled seating area, large paved patio, cold water tap.

### Services

We understand all mains services are connected to the property.

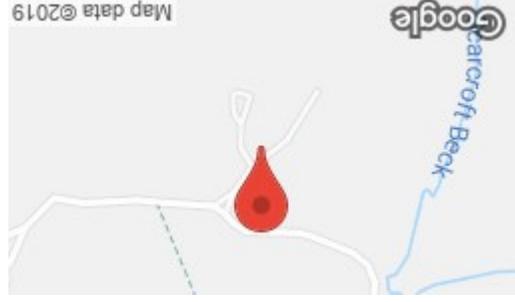
### Council Tax band

We understand the property is placed in council tax band G.

### Directions

Leaving Wetherby via the A58 (Leeds Road) proceed along the A58 through the villages of Collingham and Bardsey. On reaching the centre of Scarcroft, with the New Inn public house on your right, turn immediately left into Thorner Lane. Proceed along Thorner Lane in the direction of Thorner, at the green turn right onto the private drive where the property can be located on the left hand side.



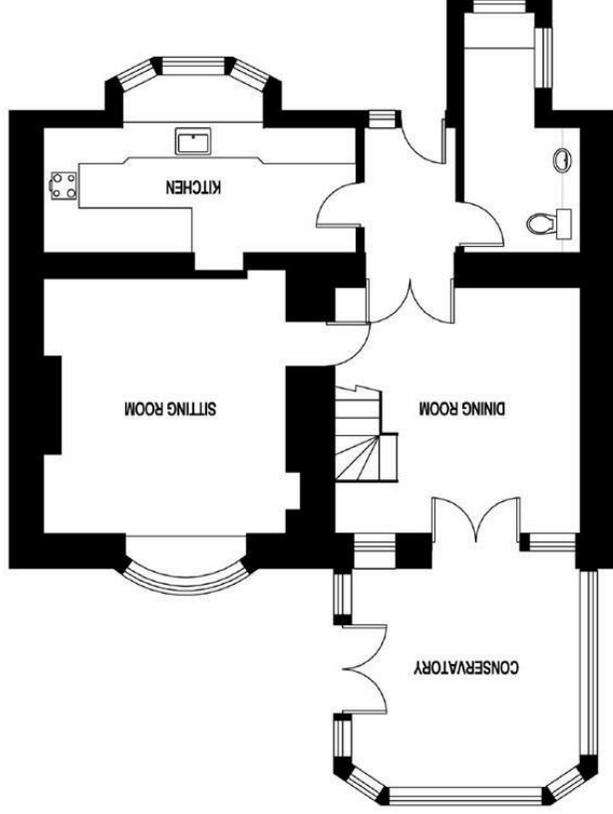


[Directions](#)



**NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY**  
**APPROXIMATE GROSS INTERNAL FLOOR AREA - 1641 SQ FT / 152 SQ M**  
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 All measurements and fixtures including doors and windows are approximate and should be independently verified.

**GROUND FLOOR**  
 GROSS INTERNAL FLOOR AREA  
 APPROX. 906 SQ FT / 84 SQ M



**FIRST FLOOR**  
 GROSS INTERNAL FLOOR AREA  
 APPROX. 735 SQ FT / 68 SQ M

