



New Holme

Tom Cat Lane, , Bickerton LS22 5ES

Offers In Excess Of £295,000 | Freehold

maxwell hodgson

estate agents

Spacious four bedroom detached house with double garage, positioned in a quiet village location with enclosed garden to rear. The accommodation comprises entrance hall, cloakroom/wc, through sitting room, dining room, fitted kitchen and utility with integral double garage. To the first floor; four good sized bedrooms, one with ensuite and house bathroom. Benefitting from gas central heating and double glazed windows throughout. Viewing highly recommended. EPC Grade D.

Entrance Hall

Radiator

Cloakroom/ WC

Pedestal wash hand basin, low flush close couple WC, tiled splashbacks, radiator, extractor fan.

Sitting Room

22'9" x 13'1" (6.93 x 3.99)

Double glazed windows front and rear and French door to rear garden. Inglenook style fireplace living flame effect wood burner style gas fire. 2 radiators. Inset spotlights.

Dining Room

13'3" x 11'9" (4.04 x 3.58)

Double glazed window to front, radiator, inset spotlights.

Kitchen

14'0" x 9'1" (4.27 x 2.77)

Fitted with a good range of base and wall units and drawers, rolled edged work surfaces with inset twin stainless steel sink and moulded drainer. Tiled splash backs. Under unit concealed lighting. Integrated fridge and Indesit dishwasher. Aga with extractor fan over. Double glazed window

and double French doors to rear garden. Radiator, laminate floor.

Utility

Fitted with base units, inset stainless steel sink and drainer, tiled splashbacks, radiator. Laminate floor. Wall mounted Worcester gas central heating boiler (installed 2016). Double glazed window to rear. Internal door to garage.

Landing

Inset downlights. Radiator. Loft access.

Bedroom One

13'7" x 13'0" (4.14 x 3.96)

Fitted with three double wardrobes providing ample hanging and shelving space. Inset downlights. Radiator. Double glazed window to front.

Ensuite

Three piece suite comprising low flush wc, pedestal wash hand basin with chrome Victorian style taps. Panelled bath with Victorian style taps and separate handheld shower attachment. Thermostatically controlled direct shower over bath. Part tiled walls. Ladder style radiator. Extractor. Shaver socket point. Obscure double glazed window to front.

Bedroom Two

13'7" x 36'1"; (4.14 x 11;)

Radiator. Double glazed window to front.

Bedroom Three

11'4" x 8'10" (3.45 x 2.69)

Radiator. Double glazed window to rear.





Bedroom Four

11'0" max x 8'10" (3.35 max x 2.69)
Double built in cupboard with hanging space and shelf above. Radiator. Double glazed window to rear.

Bathroom

Three piece fitted suite comprising low flush wc, pedestal wash hand basin with chrome Victorian style taps. Tiled enclosed bath with Victorian style mixer tap and separate shower attachment. Thermostatically controlled direct shower over bath. Inset downlights. Extractor. Obscure double glazed window to rear. Part tiled walls.

Double Garage

21'2" x 17'7" (6.45 x 5.36)
Side door to garden. 2 electric roller doors, power and light.

Outside Front

Block paved drive providing access to the garage. Hand gate and ranch style fence to further block paved path and lawns.

Outside Rear

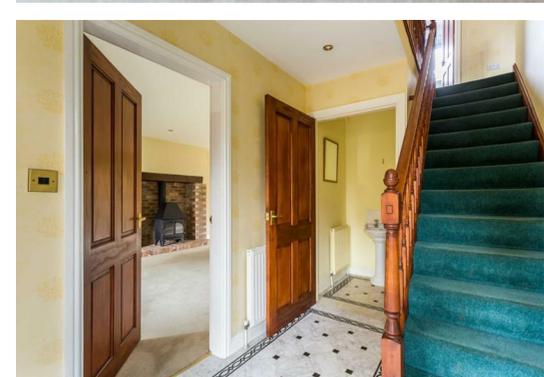
Paved for easy maintenance with 2 circular patios, gravel beds and enjoying a private aspect. Path with gated access to front.

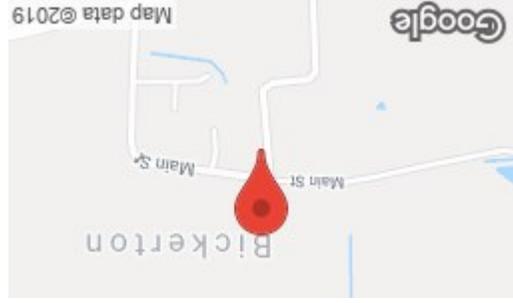
Services

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

Council Tax

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





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 village. Take the first turning on the left into village which is Tom Cat Lane and the property can be found on your right indicated by our For Sale sign.

Directions



Ground Floor - (Excluding Garage)
GROSS INTERNAL FLOOR AREA
APPROX. 733 SQ FT / 68.1 SQ M

First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 730 SQ FT / 67.78 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1463 SQ FT / 135.88 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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