



Holly Cottage Main Street, Kirk Deighton, Wetherby LS22 4EB

Offers Over £495,000 | Freehold

maxwell hodgson

estate agents

This stone semi detached cottage features a good sized west facing rear garden with fabulous views over countryside and farmland. Situated on the outskirts of the popular and pretty village of Kirk Deighton the property exudes character including fireplaces and beamed ceilings. There are 2 entrance halls; one to the front and one to the side, 3 reception rooms offering flexible use, kitchen and a downstairs WC. On the first floor the master bedroom has an en-suite shower room and there 2 further good sized bedrooms and family bathroom. Detached garage, potting shed, ample drive and superb gardens complete this lovely home. EPC band E.

Side Entrance Hall

Part glazed entrance door, laminate flooring.

WC/ Cloakroom

Low flush WC, vanity unit with wash hand basin, radiator, laminate floor. Loft access.

Sitting Room

Red brick feature fireplace. Apex ceiling, 2 windows to side and patio doors opening to rear garden with fabulous views over countryside beyond. Three radiators.

Study

Beamed ceiling, laminate floor.

Kitchen

Fitted base and wall units, rolled edge work surfaces inset twin bowl sink and drainer, tiled splashbacks. Built under electric oven and gas hob. Gas Rayburn Nouvelle range, plumbing for dishwasher. Wall mounted gas central heating boiler, window to side.

Dining Room

Red brick open fireplace extending to side TV plinth. Two secondary glazed windows to front, beamed ceiling. Radiator.

Front Entrance Hall

Radiator, window to side, under stairs storage cupboard. Stairs off to first floor.

First Floor Landing

Loft access.

Bedroom One

Radiator, windows to side and rear.

En-Suite Shower Room

Shower enclosure, pedestal wash hand basin and low flush WC. Tiled floor and splashbacks. Window to side, radiator.

Bedroom Two

Radiator, window to rear enjoying views. Two double built in wardrobes and dressing table. Airing cupboard housing the hot water cylinder.

Bedroom Three

Two double built in wardrobes plus large storage cupboard. Window to front, radiator.

Bathroom

Bath with Victorian style shower attachment over, pedestal wash hand basin and low flush WC. Radiator, part tiled walls.

Outside

Garage and Drive

The property is approached from double wooden gates leading in to a private driveway allowing ample car standing space and access in turn to the detached stone





garage . Double door to front and side personal door, power and light, plumbing for washing machine.

Rear Garden

Rear patio, steps and pathways to a secluded area for drying washing and potting shed/ store. Good sized rear garden, facing west and enjoying privacy and lovely views, bordered by timber fencing flower and shrub beds.

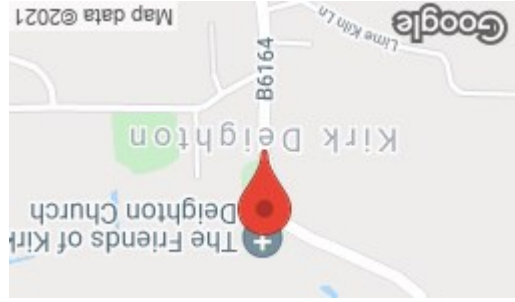
Services

All mains services connected.

Council Tax

We understand the property is council tax band F.





From the centre of Wetherby take Deighton Road out of town towards Knarborough. Bear left towards Kirk Deighton and the property is situated on the left hand side opposite the church.

Directions

