



 **3**
Bedrooms

 **1**
Bathroom

**Tenure :
Freehold**

Offers in the region of £230,000
School House Terrace, Kirk Deighton



*****CALL TODAY FOR A VIEWING!***BEAUTIFUL HOME***SOUGHT AFTER LOCATION*****

Available to purchase is this most charming three bedroom mid terrace home located in this much sought after village of Kirk Deighton. Positioned on School House Lane the property offers spacious living accommodation throughout and enjoys delightful open countryside views to the front. Tastefully decorated throughout, the property comprises in brief: ground floor: kitchen diner and a lounge. First floor: two double bedrooms, a single bedroom and modern bathroom. The mainly lawned and partly gravelled/barked garden to the front of the house is just the place for relaxation, and play for the younger ones. Privacy is maintained by mature hedges to all sides. The rear garden has a gate to the back lane, a small lawned area and paving for a patio set, plus an excellent storage shed for your gardening tools. Fencing & mature hedging provide the privacy. School House Lane is within close proximity to Wetherby, Harrogate & Knaresborough, with a bus stop just across the road. This is a fantastic opportunity and one not to be missed, call Tudor Sales & Lettings today on 0113 282 3056 for more information or to arrange a viewing.

Kitchen Diner 16' 20" x 12' 40" (5.38m x 4.67m)

A cottage style kitchen with a range of wall and base units. Laminated worksurfaces. Integrated oven, gas hob, glass splashback and an extractor hood over. Plumbing for washing machine. Other integrated appliances include a dishwasher and fridge freezer. 1.5 bowl sink and drainer with mixer tap. Laminated flooring. Central heating radiator. Double glazed window to the front and rear. Ample room for dining table.

Lounge 16' 20" x 12' 20" (5.38m x 4.17m)

This is a lovely, light living room for total relaxation. The brightness is provided by windows at both ends of the room and extra warmth and cosiness is right there for you in the form of the charming log burner inset in the chimney breast, on a stone hearth. Central heating radiator.

Bedroom 1 12' 20" x 10' 07" (4.17m x 3.23m)

The principal bedroom has the lovely views to the front over open countryside and also has two built in double wardrobes for your clothes and storage.

Bedroom 2 12' 20" x 10' 10" (4.17m x 3.30m)

This is the second double, also with the delightful countryside view to the front of the property and built in wardrobes.

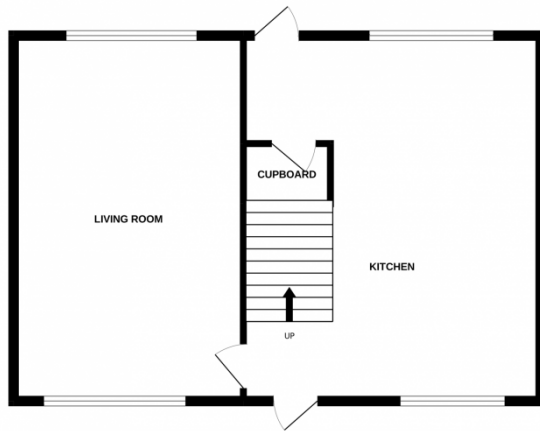
Bedroom 3 9' 2" x 5' 7" (2.79m x 1.70m)

Single bedroom with double glazed window and a central heating radiator.

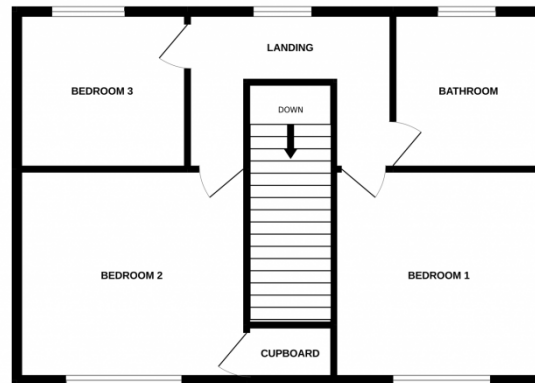
Bathroom 8' 2" x 5' 6" (2.49m x 1.68m)

Three piece white suite of wash basin, WC and bath with dual shower heads; a rain head above and an additional moveable head, and of course a screen to keep the spray in the right place. There is even ingenious shelving for your towels and lotions and potions.


GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Address: School House Terrace, Kirk Deighton

