



TENURE

Freehold.

COUNCIL TAX

Band B (from internet enquiry)

SERVICES

We understand mains water, electricity, gas and drainage are connected.

GENERAL

Room measurements in these particulars are only approximations and are taken to the widest point.

None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

Please note : Only the fixtures and fittings specifically mentioned in these particulars are included in the sale of the property.

Photographs depict only certain parts of the property. It should not be assumed that the contents/furnishings, furniture etc photographed are included in the sale.

VIEWING

By appointment with the Chartered Surveyors Renton & Parr at their offices, Market Place, Wetherby. Telephone (01937) 582731

Details prepared January 2025



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

MISREPRESENTATION ACT

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1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Renton & Parr Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



Saxton ~ Holly Bushes, Main Street, LS24 9PY

A beautifully presented and deceptively spacious two-bedroom, two-bathroom end terrace cottage pleasantly located in this highly regarded conservation village. Available with no onward chain.

- Tastefully decorated throughout
- Stunning open plan kitchen dining and living area
- Separate sitting room with wood burning stove
- Two double bedrooms with fitted furniture
- Two fully tiled en-suite bathrooms
- Gas central heating and double glazed
- Gated driveway, small garage and outhouse
- Viewing recommended

£425,000 OFFERS OVER



CHARTERED SURVEYORS
ESTATE AGENTS
VALUERS

01937 582731

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rentonandparr.co.uk

All-round excellence, all round Wetherby since 1950

Property Description

Located in the heart of a charming conservation village, this beautifully presented, and thoughtfully extended end-terrace cottage is now available with no onward chain. Modernised to a high standard, this deceptively spacious home spans two floors, benefiting from replacement double-glazed windows and gas-fired central heating throughout.

As you enter through the hallway, a tiled floor extends seamlessly into a convenient downstairs cloakroom WC and through into the kitchen, where there is to be found a blend of style and functionality. The ground floor unveils itself as the true heart of the home - an open-plan, L-shaped kitchen, living, and dining area bathed in natural light from windows to both the front and rear, as well as ceiling windows and a patio door that opens to the rear patio and garden.

The kitchen is a delight, fitted with a range of modern wall and base units, complemented by granite worktops and splashbacks. It houses an integrated double oven/microwave, induction hob, extractor hood, dishwasher, and a Hotpoint fridge and freezer. The addition of a pantry with shelving and plumbing for a washing machine ensures practicality, while the breakfast bar provides a casual dining spot.

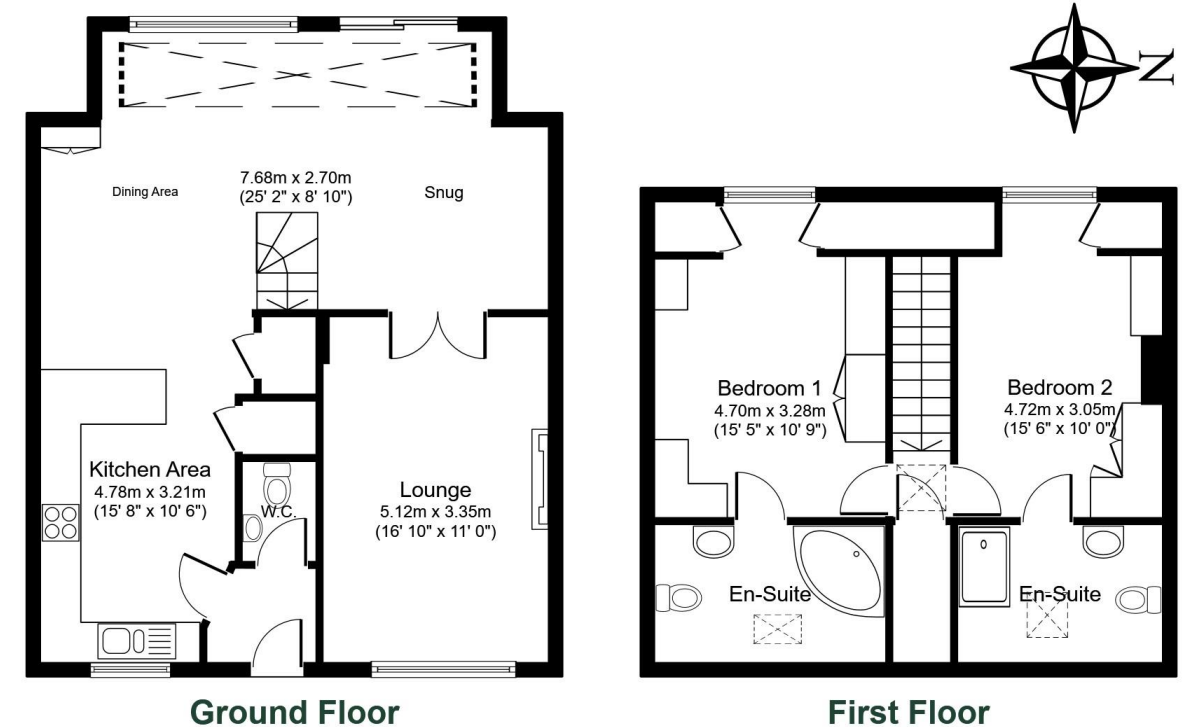
The living area boasts a laminate floor and a staircase leading gracefully to the first floor. Another cosy sitting room leads off, perfect for unwinding by the warmth of wood burner effect gas fire.

On the first floor there are two double bedrooms, each offering fitted wardrobes and storage cupboards. Both bedrooms have their own en-suite facilities—one with a bathroom, the other with a shower room—ensuring privacy and convenience. Additionally, a useful box room offers ample storage space.

Throughout the property, oak internal doors and LED lighting add a touch of elegance and modernity.

Outside, the block-paved driveway with a gated entrance provides off-road parking and leads to a small, detached garage. The front hosts picturesque cottage gardens, while the enclosed, part-walled garden to the rear includes a practical outhouse for storage. Notably, the neighbouring property has access across the rear of the property.

Total floor area 122.1 sq.m. (1,314 sq.ft.) Approx



NOT TO SCALE For layout guidance only

