



TENURE
Freehold.

COUNCIL TAX
Band E (from internet enquiry).

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

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

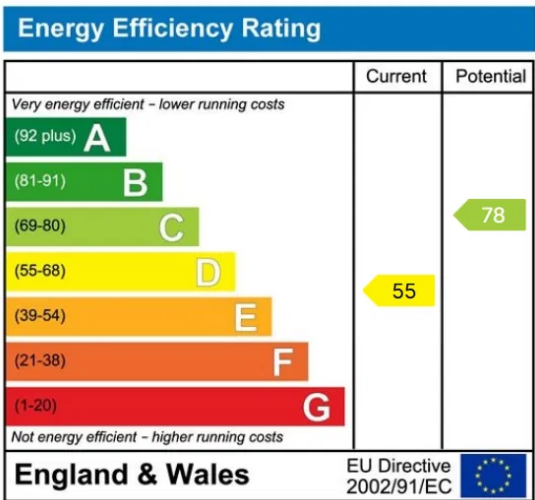
None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

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 April 2025



Sicklinghall ~ Whitegates Cottage, Main Street, LS22 4AU

A delightful two double bedroom period cottage located in the heart of this sought after North Yorkshire village. Whitegates Cottage boasts a wealth of original features and offers bright, spacious living throughout. Early viewing is highly recommended as the property is offered with the added advantage of no onward chain.

- Charming period cottage
- Two double bedrooms
- Highly sought after village location
- Two characterful reception rooms
- Breakfast kitchen
- Separate utility and downstairs W.C.
- Enclosed private rear garden
- Off street parking
- No onward chain

£425,000 PRICE REGION



MISREPRESENTATION ACT

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ESTATE AGENTS
VALUERS

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Property Description

A rare opportunity has arisen to acquire this charming stone built period cottage, nestled in the heart of the popular village of Sicklinghall. Fronting the Main Street, the cottage boasts original Georgian windows to the front and an abundance of character, with exposed rustic ceiling timbers throughout the accommodation in further detail briefly comprises:-

To the ground floor, a side entrance leads into a spacious sitting room with dining area. The room features exposed ceiling timbers, window to side elevation with window seat beneath, ample space for a dining table and chairs and staircase to first floor. The sitting area provides a welcoming focal point with a striking stone fireplace, complete with open fire, and a front facing window with window seat beneath. A doorway leads through to the lounge, a lovely light filled space with two front facing windows, a feature fireplace and exposed ceiling timbers.

The breakfast kitchen is fitted with a range of wall and base units, cupboards and drawers, complemented by laminate worktops and a tile splashback. The kitchen includes a stainless-steel sink unit, space for a dishwasher, fridge and a range style cooker with a six-ring gas hob. A window to the side and rear elevation offers a dual aspect, while a stable door provides access to the driveway and parking area to rear. A separate utility room offers matching laminate units, space and plumbing for washing machine, tumble dryer and freezer. Additionally, there is a guest WC for added convenience.

To the first floor, a spacious landing with rear facing window and loft access hatch. There are two well proportioned double bedrooms, the principal bedroom is a lovely light room, with windows to the front and rear. Bedroom two also benefits from dual aspect with windows to front and side, exposed ceiling timber. Both bedrooms are served by a well-appointed house bathroom, featuring a white "P" shaped bath with a shower over, low flush WC and pedestal wash basin.

There is a further room accessible from the staircase, currently a useful storeroom with fitted wardrobes, exposed ceiling beam and rear facing window. This space offers great potential for further extension/development and modernisation (subject to the necessary planning consents).

To the outside, a shared driveway to the side leads to a private parking area at the rear, comfortably accommodating two vehicles. A recently erected timber fence with a hand gate leads to a private enclosed courtyard, designed for low maintenance with crunch gravel and patio area, ideal for outdoor dining.

