



TENURE
Freehold

COUNCIL TAX
Band G (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.

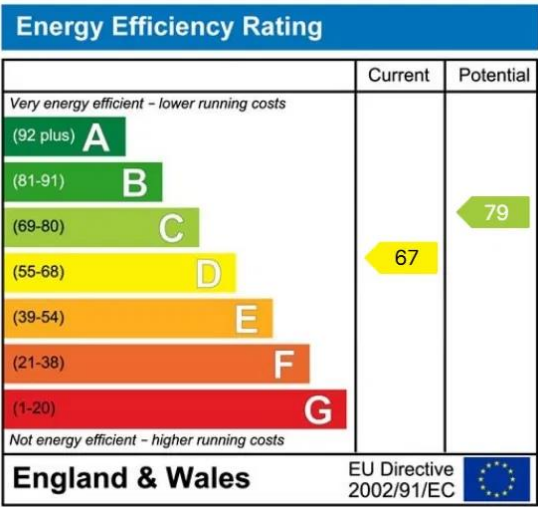
None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

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 July 2025



Kirk Deighton ~ Rosengarth, Main Street, LS22 4EB

A beautifully presented and spacious four bedroom link-detached home set in a highly desirable North Yorkshire village between Wetherby and Knaresborough. This characterful property features two reception rooms, a striking vaulted dining kitchen and private south-facing gardens. Finished to a high standard throughout with a perfect blend of period charm and modern convenience.

£825,000 PRICE REGION

- Spacious four bedroom period property
- Two bedrooms with en-suite facility
- Two fine reception rooms with wood burning stoves
- Charming dining kitchen
- Over 2,000 sqft of well presented living accommodation
- Impressive gravel driveway for multiple vehicles
- Highly favoured village with popular public house
- Double garage
- Enclosed south facing private gardens

2 4 3

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.
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Renton & Parr

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Premium

All-round excellence, all round Wetherby since 1950

Property Description

Quietly tucked away in a prime location between Wetherby and Knaresborough, Rosengarth is a beautifully presented four bedroom link-detached home offering a blend of period charm and modern convenience.

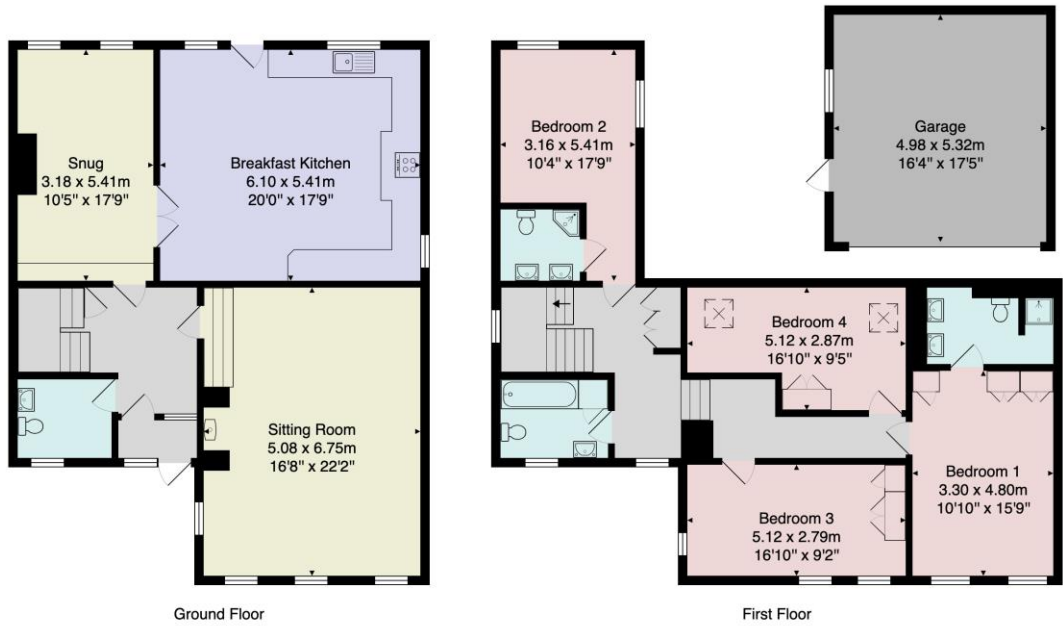
The accommodation which has been well cared for by the current owners, benefits from gas fired central heating and in further detail comprises:-

To the ground floor, a welcoming entrance hall leading into an elegant sitting room, complete with stone fireplace and wood-burning stove. A separate snug offers a cosy retreat with garden views and a second wood-burning stove. To the rear, the spacious open-plan dining kitchen and living area is the heart of the home, featuring a vaulted ceiling with electrically operated skylights, fitted kitchen with granite worktops and a stable door opening out to the south-facing garden. Integrated appliances include a gas hob, double oven and fridge. A downstairs WC completes the ground floor accommodation.

To the first floor, the principal bedroom boasts fitted wardrobes and a modern en-suite, while the second bedroom also enjoys its own en-suite shower room. Bedroom three is a comfortable double with fitted wardrobes and bedroom four is currently configured as a home office, complete with fitted desk and cupboards. The house bathroom is tastefully finished with underfloor heating for added luxury.

To the outside, a large gravel driveway to the front provides ample off-road parking for multiple vehicles, while electric gates lead to additional parking and a detached double garage at the rear, equipped with power, lighting and electric door. The private south-facing garden has been meticulously landscaped, offering a serene, paved seating area ideal for outdoor entertaining and dining surrounded by mature planting for year-round colour and privacy.

This exceptional property is perfectly positioned for village living with excellent access to surrounding towns and transport links.



Total Area: 197.3 m² ... 2123 ft² (excluding garage)
All measurements are approximate and for display purposes only.
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