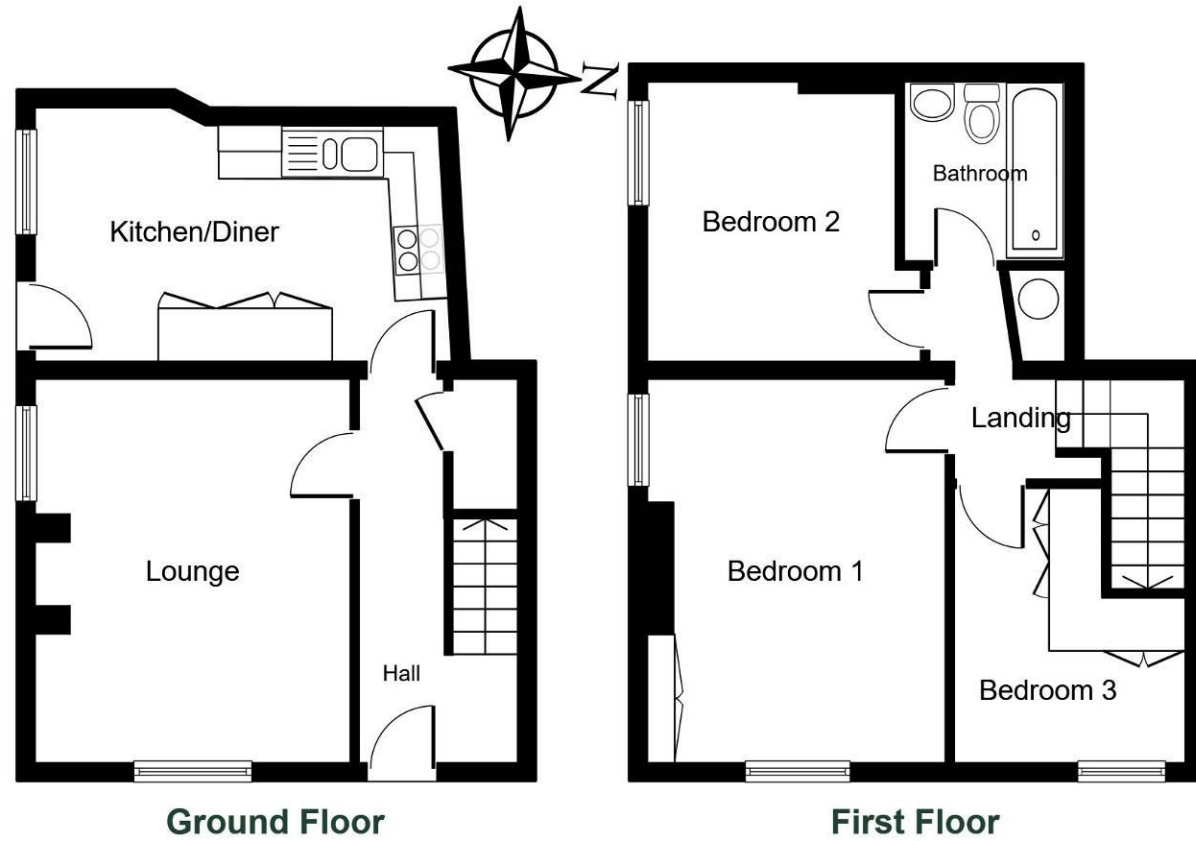


YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations are available on request.

Details prepared November 2022

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		



Gable Cottage, High Street, Whixley, YO26 8AW

Total floor area 71.0 sq.m. (872 sq.ft.) Approx

NOT TO SCALE For layout guidance only



Whixley ~ Gable Cottage, High Street, YO26 8AW

A most charming three-bedroom end of terrace cottage located in the heart of this highly sought after and popular village ideally placed between Harrogate and York. Available with the added benefit of no onward chain.

- A charming period cottage
- Two double bedrooms
- Single bedroom three/dressing room
- Lounge with multi-fuel stove
- Breakfast kitchen with integrated appliances
- Attractive sash windows

£325,000 PRICE REGION FOR THE FREEHOLD



1 Recep



2 Beds



1 Bath

MISREPRESENTATION ACT

Renton & Parr Ltd for themselves and for the Vendors or lessors of this property whose agents they give notice that :-

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Renton & Parr

CHARTERED SURVEYORS
ESTATE AGENTS
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01937 582731
sales@rentonandparr.co.uk
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All-round excellence, all round Wetherby since 1950

WHIXLEY

Whixley is an attractive rural village of predominantly rustic brick period properties, situated almost equidistant between Harrogate, York and Wetherby enjoying easy access to the A1/M1 link for commuting.

DIRECTIONS

From Wetherby proceed along the A1 north taking the A59 York/ Knaresborough exit. At the roundabout take the first exit signposted towards York. After approximately 3 miles take the second left hand turn signposted towards Whixley. Proceeding down Station Road at the crossroads turn left into High Street with the Anchor Inn on your right, continue towards the village hall where the property is situated on the left hand side, identified by a Renton & Parr for sale board.

THE PROPERTY

Offered to the open market with the benefit of no onward chain this characterful period cottage reveals well balanced accommodation fitted with attractive sash windows, original tiled floor coverings and electric night storage heating. The accommodation in further detail giving approximate room dimensions comprises :-

GROUND FLOOR

ENTRANCE HALL

Access gained via hardwood front door with fan-light above, inner hallway with rustic floor tiles, returned staircase to first floor with useful under stairs storage cupboard, electric night storage heater, LED ceiling spotlights, telephone point.

LIVING ROOM

14'1" x 11'5" (4.3m x 3.5m)
Having dual aspect with wooden framed sliding sash window to front and side elevation with fitted blinds and deep window sills. Attractive brick fireplace with multi-fuel stove, heavy wooden mantle and tiled hearth, two electric night storage heaters, T.V. aerial, telephone point, wall lights.



BREAKFAST KITCHEN

15'1" x 9'2" (4.6m x 2.8m) Kitchen fitted with a range of Shaker style wall and base units, cupboards and drawers, wood effect laminate work tops with tiled splashback, inset one and a quarter ceramic sink unit with mixer tap. Integrated electric cooker with four ring ceramic hob and extractor hood above, dishwasher as well as fridge/freezer and undercounter washer dryer. Revealing original floor tiles with underfloor heating, LED ceiling spotlight and wall lights, sliding sash window to side elevation as well as single door leading out to private courtyard. Ample space for dining table and chairs.



FIRST FLOOR

LANDING AREA

With airing cupboard housing pressurised water cylinder.

BEDROOM ONE

15'1" x 10'9" (4.6m x 3.3m) overall
A light and spacious double bedroom benefiting from dual aspect having sash windows to front and side elevation, fitted storage cupboards, two electric night storage heaters, telephone point, T.V. aerial.



BEDROOM TWO

10'2" x 9'10" (3.1m x 3m)
With sliding sash window to side elevation, electric night storage heater, T.V. aerial, telephone point.



HOUSE BATHROOM

A modern white suite comprising low flush w.c., panelled bath with shower over, pedestal wash basin, tiled walls and floor tiles, window to rear elevation, chrome ladder effect heated towel rail, extractor fan.



BEDROOM THREE

10'2" x 8'6" (3.1m x 2.6m) to widest point narrowing to 3'3" (1m)
An "L" shaped room with fitted storage to two sides, sash window to front elevation, electric night storage heater, T.V. aerial, loft access hatch.

TO THE OUTSIDE

Set behind a pair of five bar gates is a "crunch" gravel driveway providing off-street parking for one vehicle beyond which an attractive York stone flagged courtyard ideal for outdoor dining with direct access off the kitchen,

steps with handrail lead up to a further stone flagged patio area with seating. Outside store with light laid on.



COUNCIL TAX

Band C (from internet enquiry).

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

MORTGAGES

If you require mortgage facilities on this or indeed any other property we should be only too pleased to assist. We have a good connection with a leading Independent Mortgage Advisor who will offer free expert and impartial advice, which is of course confidential, and without obligation, please ask for further details.

All mortgages are subject to status and valuation. Any lender will require a charge on the property.