

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.

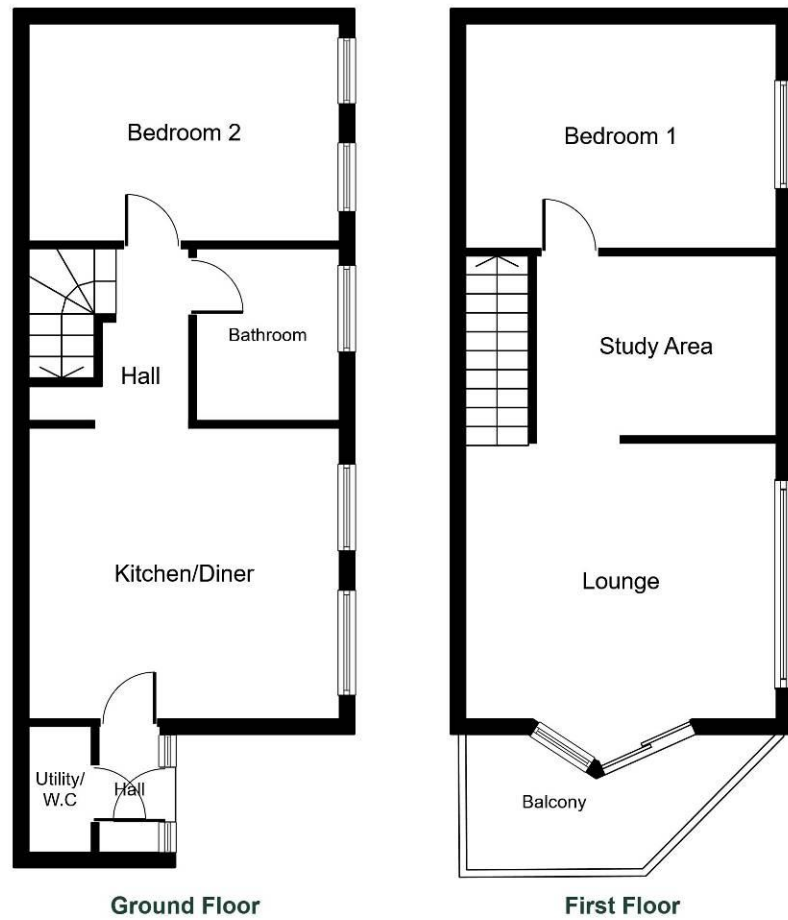
All mortgages are subject to status and valuation. Any lender will require a charge on the property.

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 July 2022

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



Well Cottage, High Street, South Milford, LS25 5AQ NOT TO SCALE For layout guidance only
Total floor area 89.4 sq.m. (962 sq.ft.) Approx



South Milford ~ Well Cottage, High Street, LS25 5AQ

A beautifully presented and most charming two double bedroom barn conversion, modernised and presented to a high standard throughout, quietly located just off the high street.

- Charming period barn conversion
- Generous kitchen/diner
- Separate utility/w.c.
- Recently fitted modern house bathroom
- Two double bedrooms
- Living room with vaulted ceiling

£310,000 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 :-

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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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.



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SOUTH MILFORD

South Milford is a predominantly period village which has history dating back to medieval times. The village is conveniently situated for ease of access onto the A1 High Road and into major Yorkshire centres such as Leeds, York and Selby. South Milford has the benefit of a village post office and a number of public houses and the Monk Fryston Hall Hotel and restaurant

DIRECTIONS

Entering south Milford along Milford Rd, turn right onto the High Street. Continue until you reach The Queen o' t' owd Thatch pub/restaurant on your left hand side, turn right and the property is set back from the road in front you.



THE PROPERTY

A most charming two double bedroom barn conversion, tastefully decorate and modernised throughout. The accommodation benefits from gas fired central heating and double glazed UPVC windows to the majority of the property, which in further detail giving approximate room dimensions comprises:-

GROUND FLOOR

ENTRANCE PORCH

Access gained via hardwood front door with glazing and windows to side, attractive floor tiles that flow throughout the majority of the downstairs accommodation, double radiator, exposed ceiling timber, inset spotlights.

DOWNSTAIRS W.C.

White low flush w.c., space and plumbing for automatic washing machine with worktop above, wall mounted Worcester Bosch gas fired central heating boiler, double glazed UPVC window to front, tiled window sill, single radiator.

KITCHEN/DINER

14'9" x 11'9" (4.5m x 3.6m)

Comprising a range of Shaker style wall and base units, cupboards and drawers, granite work surfaces with matching upstand, five ring gas hob with extractor hood above, inset sink unit with mixer tap, space and plumbing beneath for dishwasher, space for fridge freezer, built-in wine cooler. Central island with matching granite worktop, Miele cooker. Dining area with ample space for dining table and chairs, a pair of double glazed UPVC windows to side elevation, large double radiator beneath, LED ceiling spotlights, attractive original exposed stone wall. Step up leading to:-



INNER HALLWAY

With staircase to first floor, useful understairs storage cupboard, double radiator, LED ceiling spotlights.

HOUSE BATHROOM

Recently fitted with an attractive white suite comprising jacuzzi bath, walk-in shower cubicle, pedestal wash basin, white low flush w.c., chrome ladder effect heated towel rail, tiled walls and floor tiles, double glazed UPVC window to side, LED ceiling spotlights, extractor fan.

BEDROOM ONE

14'9" x 9'10" (4.5m x 3m)

Comfortable double bedroom with a pair of double glazed UPVC windows to side elevation, radiator beneath, recently laid carpets, television aerial.

FIRST FLOOR

LIVING ROOM

15'5" x 14'9" (4.7m x 4.5m)

A lovely light room with high vaulted ceiling, exposed stone walls, double glazed low level wooden framed windows to side elevation with rustic stone window sill, television aerial, bespoke floor to ceiling UPVC fitted windows along with double French doors leading out to roof terrace. Double radiator.



ROOF TERRACE

With ample space for outdoor dining table and chairs, creating the ideal space for "al fresco" dining and outdoor entertaining with modern composite deck boards, LED up-lighting and toughened glass balustrade.



STUDY AREA

7'2" x 8'2" (2.2m x 2.5m)

Exposed feature stone wall, double radiator, telephone point, modern wall lights, Velux window.



BEDROOM TWO

13'9" x 9'10" (4.2m x 3m)

With Velux window to front elevation, radiator beneath, vaulted ceiling.



TO THE OUTSIDE

Quietly positioned just off the high street to a "crunch gravel" driveway providing parking for several vehicles and gives access to -

DETACHED SINGLE GARAGE

15'8" x 9'2" (4.8m x 2.8m)

With a pair of manual wooden doors to front, light and power laid on, overhead storage. At the top of the "crunch gravel" driveway there is additional parking spaces for two vehicles. Motion sensor outdoor lighting, water tap, well tended flower beds to front of property.

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