

radiator beneath, fitted bedroom furniture.

BEDROOM THREE

10'5" x 10'2" (3.2m x 3.1m) plus wardrobe depth
With double glazed windows to front elevation, double radiator beneath, fitted wardrobes to one side.

BEDROOM FOUR

11'9" x 11'9" (3.6m x 3.6m)
With double glazed window to front elevation, radiator beneath.

HOUSE BATHROOM

A modern suite comprising low flush w.c., vanity wash basin with drawers beneath, wall mounted matching medicine cabinet, large walk-in shower cubicle with shower bar, vertical radiator, recessed mirror with LED lighting, double glazed window to side elevation, LED ceiling spotlights, extractor fan. Airing cupboard housing pressurised water cylinder.

TO THE OUTSIDE

A generous block paved driveway provides comfortable off-street parking for multiple vehicles, serving access to :-

DETACHED DOUBLE GARAGE

18'4" x 17'4" (5.6m x 5.3m)
With a pair of manual up and over doors, light and power laid on. Useful overhead storage, personnel door to side.

GARDENS

A neat parcel of lawn to front with low maintenance gravel borders, path to side with wooden handgate revealing :-

REAR GARDEN



A particular feature of this impressive family home is the larger than expected south facing rear garden laid mainly to lawn with fencing and laurel hedging to the perimeter as well as a number of mature trees and established fruit trees.

COUNCIL TAX

Band G (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

Details prepared September 2022

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		64 D
39-54	E	52 E	
21-38	F		
1-20	G		



Towton ~ 2 Stables Court, LS24 9TF

An impressive and beautifully presented four double bed roomed stone built detached family home boasting well-appointed and tastefully decorated living accommodation, enjoying a splendid south facing rear garden with field views beyond. Altogether located in this sought after village close to Tadcaster.

- Four double bedrooms, principal with ensuite
- Stone built detached family home
- A popular rural village location close to Tadcaster
- Far reaching countryside views to rear
- Luxury en-suite bathroom and modern house bathroom
- Superb 'L' shaped kitchen/diner

£625,000 OFFERS OVER FOR THE FREEHOLD



2 Recep 4 Beds 2 Baths 1 En-suite

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.
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.



Renton & Parr

CHARTERED SURVEYORS
ESTATE AGENTS
VALUERS

01937 582731
sales@rentonandparr.co.uk
rentonandparr.co.uk

Premium

All-round excellence, all round Wetherby since 1950

TOWTON

Towton is a small development of predominantly modern housing with its own Public House and surrounded by delightful and historical open countryside yet convenient for Tadcaster and Sherburn in Elmet where good shops, schools and recreational facilities are to be found. The village is famously known for the historic War of the Roses battle in 1461. For the commuter the A64 and A1 link road are within comfortable reach giving access to North and West Yorkshire business centres along with motorway links for journeys further afield. Access to major rail networks from Ulleskelf, Church Fenton and Garforth.

DIRECTIONS

Leaving Tadcaster towards Sherburn in Elmet along the Old London Road, A162, Towton is a small village approximately 4 miles away passing the Rockingham Arms on the right hand side turn left into Stable Court and the property is the second house on the right hand side.



THE PROPERTY

An impressive and genuinely spacious four bedroom family home modernised and improved by the current owners to a high standard. The accommodation which is tastefully decorated and well presented throughout benefits from double glazed UPVC windows and LPG gas fired central heating. The accommodation in further detail giving approximate room dimensions comprises :-

GROUND FLOOR

ENTRANCE PORTICO

With a pair of imposing stone pillars, LED lighting, hardwood front door serving access to :-

ENTRANCE HALL

With attractive oak floor covering, decorative ceiling cornice, staircase to first floor with useful understairs storage cupboard.

LIVING ROOM

18' 4" x 11' 9" (5.6m x 3.6m)

A lovely light room with glazed patio doors to rear leading to south facing garden, decorative ceiling cornice, T.V. aerial, double radiator, attractive limestone fireplace with inset stove.



SNUG

12' 9" x 10' 5" (3.9m x 3.2m)

With dual aspect having double glazed window to side and front elevation, fitted shutters and double radiator beneath, wood burning stove surmounted upon stone hearth, T.V. aerial, decorative ceiling cornice, LED ceiling spotlights.



HOME OFFICE

10' 5" x 7' 6" (3.2m x 2.3m) plus door recess

With double glazed windows to front elevation, fitted shutters, double radiator beneath, decorative ceiling cornice.

DOWNSTAIRS W.C.

A stylish and modern suite comprising white low flush w.c., with concealed cistern, vanity wash basin with storage cupboard beneath and attractive Quartz worktop, matching wall and floor tiles, radiator, double glazed window to front elevation, LED ceiling spotlights.

'L' SHAPED KITCHEN/DINER

19' 8" x 17' 4" (6m x 5.3m) (to widest parts)

The kitchen area is comprehensively fitted with a range of attractive wall and base units with granite worktops and matching up-stand, inset one and a quarter stainless steel sink unit with mixer tap, double Rangemaster cooker with five ring gas hob and extractor hood above. Integrated appliances include 70/30 split fridge and freezer, dishwasher, large central island with matching granite worktops with overhang creating breakfast bar, cupboards beneath. Floor tiles that flow seamlessly through into dining area with ample space for dining table and chairs, a pair of double radiators, windows to all three sides as well as glazed hardwood door leading out onto rear garden. LED ceiling spotlights, T.V. aerial.



UTILITY

6' 6" x 5' 10" (2m x 1.8m)

With fitted wall and base units, laminate worktop, tiled upstands, space and plumbing for automatic washing machine, wall mounted gas boiler, tiled floor coverings, single door to side.

FIRST FLOOR

LANDING AREA

With double glazed window to front elevation, radiator beneath, loft access hatch.

PRINCIPAL BEDROOM

13' 1" x 13' 1" (4m x 4m) plus wardrobe depth

A generous double bedroom with modern floor to ceiling wardrobes to one side, ample hanging space, shelving and drawers within, matching dressing table with drawers, two radiators, T.V. aerial, double glazed window to rear elevation revealing a delightful south facing outlook over adjoining countryside.



LUXURY EN-SUITE BATHROOM

A superbly presented bathroom suite with quality sanitary ware including low flush w.c., free-standing bath, large vanity sink unit with drawers beneath, double shaver socket, walk-in shower cubicle with attractive wall tiles, matching floor tiles, radiator, double glazed window to side, LED ceiling spotlights, extractor fan.



BEDROOM TWO

13' 9" x 9' 6" (4.2m x 2.9m)

With double glazed windows to rear elevation, double

