



The Dovecote

Ingmanthorpe Hall Farm York Road, , Wetherby LS22 5EQ

Offers Over £415,000 | Freehold

maxwell hodgson

estate agents

This most attractive stone cottage is situated in an idyllic location, on the edge of the Ingmanthorpe Hall estate, just a short drive from Wetherby town centre and within commuting distance of Harrogate, York and Leeds. The property has been newly renovated and refitted with the benefit of a new gas central heating boiler and PVCu double glazing. Full of character including ceiling beams and an attractive enclosed courtyard frontage in addition to a good sized lawned garden at the rear.

Presented in immaculate order throughout, the accommodation includes a newly fitted kitchen/breakfast, utility , dining room and living room with stairs up to a separate office. There are 3 bedrooms the first of which has an en-suite shower room. Two further bedrooms , shower room and bathroom. Quietly situated in a courtyard setting with allocated parking for two vehicles, this fabulous property is offered with no onward chain. EPC Band E

Kitchen/Breakfast Room

Inset matwell, stairs off to first floor. Newly fitted with an excellent range of base and wall units, built in wine rack. Worksurfaces with inset sink and drainer. Newly fitted integrated appliances include split level double oven, gas hob and extractor hood. Microwave oven, fridge and freezer. Tiled floor, radiator, beamed ceiling, two PVCu windows.

Inner Hall

Radiator, tiled floor, PVCu window.

Utility Room

Vokera gas central heating boiler, water cylinder. Work surface with inset sink and

drainer, space for washing machine and tumble dryer.

Dining Room

Half wood panelled walls, red brick fireplace with wood burner. Beamed ceiling. French PVCu double glazed door to courtyard.

Sitting Room

Living flame effect gas fire, radiator, laminate floor. PVCu window and part glazed door to garden. Steps up to:

Office

Built in desk, laminate floor, two PVCu windows, radiator.

First Floor Landing

Velux window, two radiators and two PVCu windows. Beamed ceiling.

Bedroom One

PVCu window, radiator, beamed ceiling.

En-Suite Shower Room

Shower enclosure with overhead rain head and handheld shower. Vanity wash hand basin, low flush WC, tiled splashbacks, Heated towel rail, beams.

Second Inner Landing

Access to bedroom two and bathroom as follows:

Bedroom Two

Feature red brick wall, vaulted beamed ceiling, 2 PVCu windows. Radiator.

Bathroom

Bath with direct shower over, vanity wash hand basin, low flush WC. Heated towel rail, ceiling beam, Velux window. Extractor fan.



Bedroom Three

Radiator, PVCu window, ceiling beams.

Shower Room

Shower enclosure, bidet, concealed cistern WC, vanity wash hand basin. Radiator, Velux window,

Outside

Rear Gardens

Stone flagged patio to good sized lawns, timber fencing to boundaries.

Front Courtyard

Enclosed block paved front courtyard with hand gate.

Car Standing

Two allocated parking spaces within courtyard setting.

Agents Note

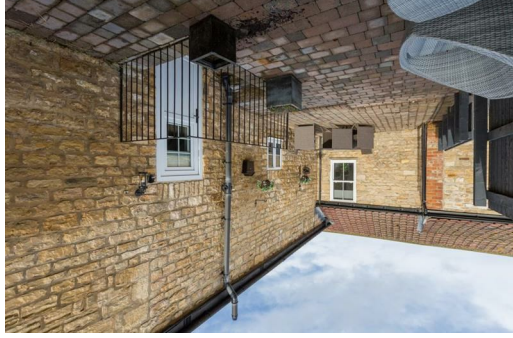
The property is presented for sale with staged furniture. This will be removed before completion.

The first and main image shown is of the back of The Dovecote and taken from the courtyard of the neighbouring property.

Services

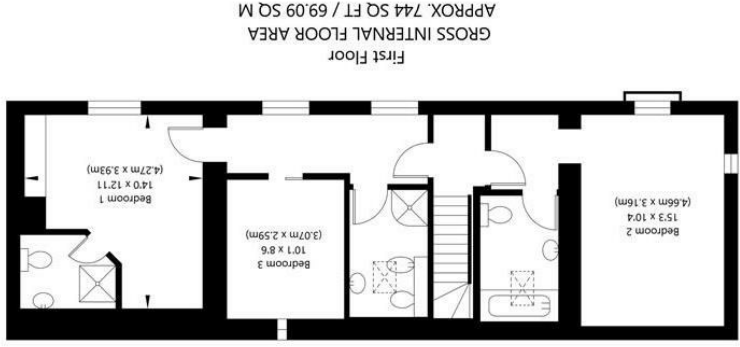
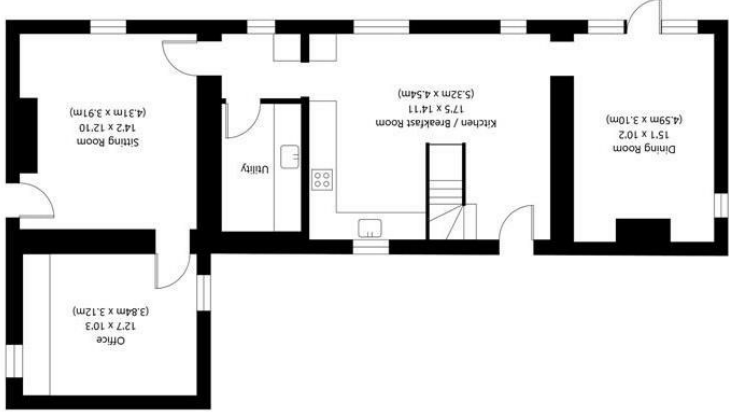
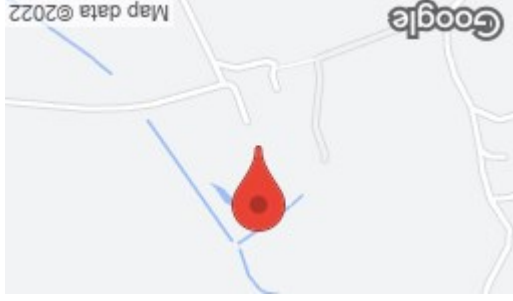
All mains services connected except drainage which is via shared treatment plant.





Directions

From the A1 roundabout continue straight ahead. Go straight on at the roundabout by Wetherby Racecourse. Take the second left down drive (our board at the end).At the junction turn left and follow the signs for The Dovecote around to the right and into the cityd.



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1631 SQ FT / 151.46 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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