



Button House Cottage

Ingmanthorpe Hall Farm York Road, , Wetherby LS22 5EQ

Offers Over £465,000 | 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 the benefit of oil fired central heating and PVCu double glazing and is full of character to include beams, open fireplaces and Suffolk latch internal doors to the ground floor.

Well presented throughout, the accommodation includes a spacious reception hall, separate sitting room and dining room, kitchen, boot room, utility room and ground floor WC.

There are 4 bedrooms the first two of which have en-suite shower rooms. The enclosed gardens to the rear enjoy a south facing aspect. Quietly situated in a courtyard setting with allocated parking for two vehicles, this fabulous property is offered with no onward chain.

EPC Band E

Reception Hall

Double PVCu French doors leading out to garden. Under stairs storage cupboard. Radiator. Stairs off to first floor.

Dining Room

Open fireplace, radiator, exposed floorboards. PVCu window to rear. two storage cupboards, ceiling beam.

Sitting Room

Wood burner. Fireplace with stone hearth. PVCu window to rear. Radiator.

Kitchen

Fitted with base and wall units oak bloc work surfaces and enamel sink and drainer with

mixer taps. Electric cooker, space for fridge freezer, radiator. Laminate floor, inset ceiling downlights. PVCu window to front and stable PVCu front entrance door

Store

PVCu window to front quarry tiled floor, loft access.

Boot Room

PVCu window to front, radiator, laminate floor.

Utility Room

Work surfaces, plumbing for washing machine and space for dryer, radiator. PVCu stable front entrance door. Laminate floor. ,

WC

WC, wash hand basin with tiled splashback.

Pantry

Quarry tiled floor, shelving, radiator.

First Floor Landing

Radiator, access to loft space.

Bedroom One

Fitted with a range of built in wardrobes. Airing cupboard. PVCu windows to both front and rear aspects. Two radiators.

En-Suite Shower Room

Fully tiled shower enclosure, vanity wash hand basin and WC. Extractor fan.

Bedroom Two

PVCu window to rear. Radiator.

En-Suite Shower Room

Tiled shower enclosure, vanity wash hand basin with tiled splashback, radiator, extractor fan.



Bedroom Three

PVCu window to rear. Radiator

Bedroom Four

PVCu window to front. Radiator

Bathroom

Fitted with bath with shower attachment , WC and vanity wash hand basin. Radiator, deep shelved storage cupboard. Part tiled walls.

South Facing Enclosed Rear Garden

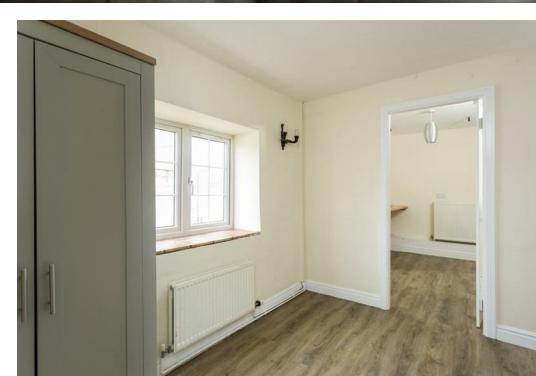
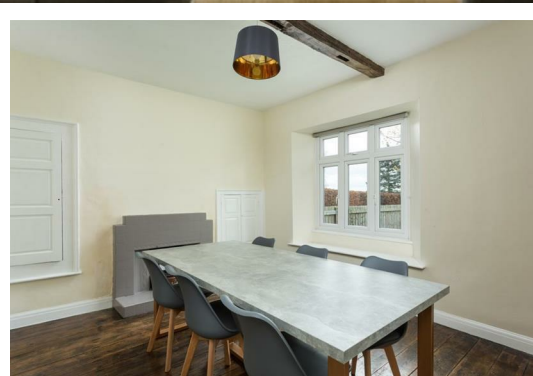
Flag stoned patio, lawns being fully enclosed and enjoying a sunny south facing aspect, gated access to front.

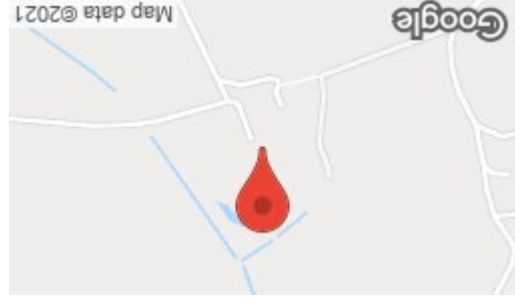
Courtyard Parking

Parking for two cars.

Services

The property is served by a shared septic tank.



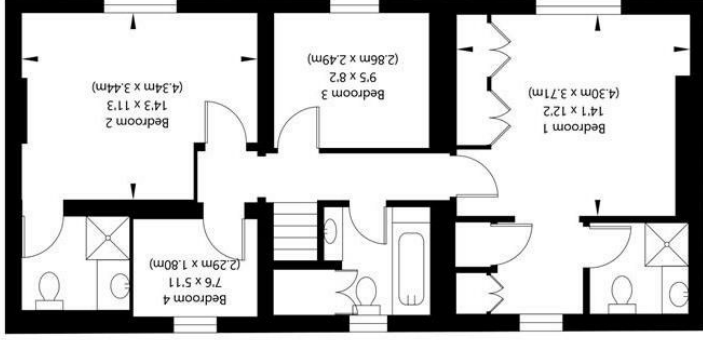


Directions

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 Button House around to the right and into the city.



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 732 SQ FT / 67.98 SQ M



Ground Floor - (Excluding Store)
GROSS INTERNAL FLOOR AREA
APPROX. 1168 SQ FT / 108.5 SQ M



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1900 SQ FT / 176.48 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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