



£1,100 pcm Fees Apply

To Let

4 Bedroom House

Selby Road, Whitley

Garage, Off Road Parking, Secure Gated Parking

Martin & Co Garforth
4 Lidgett Lane, Garforth, Leeds, West Yorkshire, LS25 1EQ



Accuracy: Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. **Sonic / laser Tape:** All measurements have been taken using a sonic / laser tape measure and therefore, may be subject to a small margin of error. **Services Not tested:** The mention of any appliances and/or services within these Sales Particulars does not imply they are in full and efficient working order. **All Measurements:** All Measurements are Approximate: **Mortgage & Financial Advice:** The Martin & Co mortgage service is provided by London & Country Mortgages the UK's largest Independent Fee-Free mortgage broker of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18.

To Let

Beautiful Executive Four Double Bedroom Home TO LET

Available from 23rd April

- Individually Built Detached Property
- Three Reception Rooms
- Bespoke Scottswood Breakfast Kitchen
- Chesney Stone Fireplace in the Lounge
- Solid Oak Staircase With Toughened Glass Panels
- Four Double Bedrooms
- En Suite and Family Bathrooms Tastefully Designed
- Garage with Attached Utility



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Orchard House is an individually built four bedroom detached family home which is in the semi-rural village of Whitley. This impressive property is finished to a very high standard throughout and offers spacious family accommodation over two floors, it is ideally located for access to the M62 at junction 34.

The Property

The property has been finished to a very high standard and specification with modern quality fittings to the bathrooms and kitchen. The property is wired throughout for TV with spotlights and designer light fittings. Skirting Boards, Architrave's and internal doors are all solid oak, the doors adorn nickel handles. The property has been refurbished with new carpets and decorated throughout.

Comprising of;

A spacious reception hall provides access to the majority of the ground floor accommodation. Off the beautiful and grand hallway is the cloakroom with a counter top hand wash basin and low level WC. The spacious lounge has a large bay window overlooking the front of the property and beyond and a Chesney solid stone feature fireplace. From the lounge double doors with glass panels lead into a further reception room which has patio doors to the rear courtyard. The breakfast kitchen which leads through an archway to the large dining room is fitted with a range of wall and base units. This high end bespoke design and fitting Scottswood kitchen offers extensive amounts of storage space and is fitted with granite work surfaces, a 1 ½ bowl sink and drainer with stylish mixer tap. Integrated units include fridge freezer and dishwasher as well as the 'Rangemaster' halogen hobs, electric ovens and concealed extractor fan. Additionally there is a large central island with further storage and wine rack below. The kitchen is lit with spotlights in the ceilings, in and under the wall units.

Access to the first floor is via the bespoke oak staircase, this is dressed with toughened glass and designer walking lights up to the galleried landing area. The front facing master bedroom features a stunning fully tiles en-suite shower room. With WC, hand wash basin and walk in waterfall showerhead. There are three further double bedrooms, all with TV points and large windows. The beautiful family bathroom is fully tiled walls and floors, has three large mirrors to the walls, double ended bath, WC with his and hers wash basins.

Entry is through either the pedestrian timber gates, or vehicular access through the electric gate into the rear courtyard, offering enclosed parking for several vehicles and access to the garage and utility. With up and over door, power and lighting plus a large utility area which houses the boiler, there is plumbing for a washing machine and space for a tumble dryer. To the front of the property are freshly stocked raised flower beds, pathways and lawned areas.

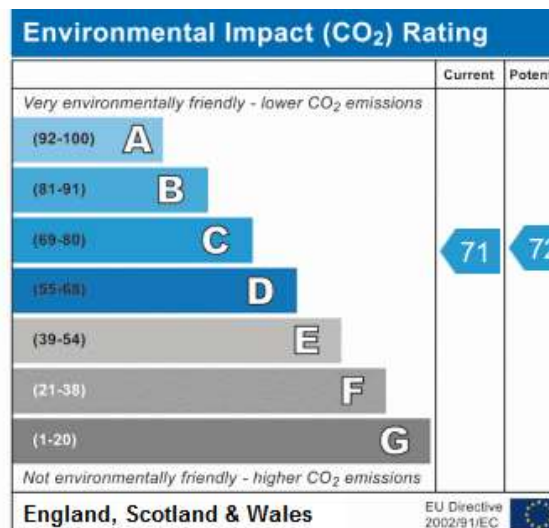
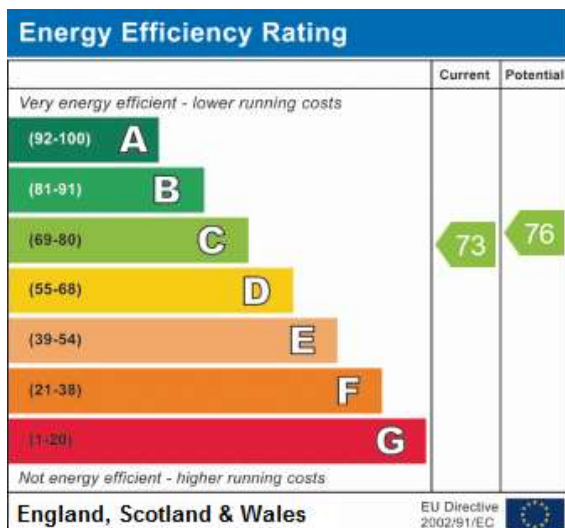
The property is private and enclosed by walling topped with fence panels, there outside lighting and an internal security system.

Viewing is strongly recommended to fully appreciate what this property and its location offers.

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