



CRESKELD COTTAGE
Hunsingore, Wetherby



GSC GRAYS
PROPERTY • ESTATES • LAND

CRESKELD COTTAGE

Hunsingore, Wetherby, LS22 5HY

UNEXPECTEDLY REOFFERED - A beautiful 3/4 bedroom character property situated in a convenient village location in the heart of the Yorkshire Golden Triangle, enjoying southerly views over open countryside.

ACCOMMODATION

- Character property
- Convenient village location
- Southerly views
- Flexible 3/4 bedroom layout
- Stylishly presented throughout
- Open plan living
- Picturesque gardens
- Garaging with potential



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Situation and amenities

Creskeld Cottage is situated centrally in the village of Hunsingore, in the heart of the Yorkshire golden triangle, close to the A1(M), allowing easy access to Leeds, York and Harrogate. Bus services to Wetherby run twice daily, and Hunsingore itself offers a Church and a Village Hall. The bustling market town of Wetherby is approximately three miles to the south, and Cattal train station is located just two miles away which connects to mainline services from York to and Leeds to London Kings Cross.





Accommodation

Creskeld Cottage is a welcoming family home which has been extended and renovated by the current owners. Beautifully presented throughout, the property has a lovely feel from the moment you walk into the large dining kitchen. The kitchen has been extended and offers light and airy accommodation, with exposed beams and Velux windows which flood the room with natural light. The dining area benefits from bifold doors on to the southwestern facing patio area. Just off the kitchen is a large utility room with a separate downstairs WC and shower.

The dining kitchen leads through to a lovely family living room, with wooden beams and a wood burning stove set in to the rustic brick exposed feature wall. The snug/4th bedroom leads off the living room, which has part panelled walls and French doors also leading out to the southern elevation.

To the first floor are three large double bedrooms, all with built in wardrobes. There is a good sized family bathroom with a ball and claw foot bath and walk in shower.



Externally

Externally the property benefits from ample gravelled parking which leads to a tandem garage with an up and over door. The garage offers potential for conversion into ancillary accommodation subject to the necessary consents being obtained. There is a covered patio area to the side of the garage which is an excellent private outside dining area. The garden is laid predominantly to lawn and benefits from far reaching views over the countryside to the south. There is also a stone flagged patio area which can be accessed from the dining kitchen.

The vendors currently rent grassland to the south on an annual grazing basis, and it may be possible for this arrangement to continue.

Local authority and tax band

North Yorkshire Council. Band E.

Services and other information

The property is serviced by mains water, sewerage and electricity. There is oil fired central heating.

Particulars and photographs

The particulars were written in March 2023. photos taken in March and June 2023

Viewings

By appointment with GSC Grays: 01423 590500

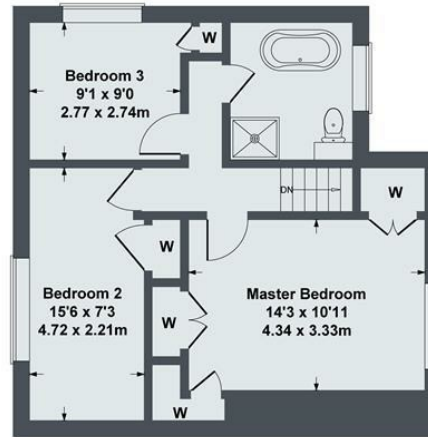
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1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
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5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.

Creskeld Cottage

Approximate Gross Internal Area
1690 sq ft - 157 sq m



GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

