



## DESCRIPTION

A traditional three bedroom end of terrace house which is now in need of some cosmetic improvement. The property does however benefit from gas fired central heating, full replacement Upvc sealed unit double glazing and cavity wall insulation. There is the benefit of a single storey extension off the kitchen, providing additional reception space. The property also offers the scope for further enlargement, subject to obtaining the necessary planning approval.

The accommodation briefly comprises of hall, sitting room, kitchen, dining room and shower room. On the first floor is a master bedroom with en-suite cloakroom/WC and bathroom off. There are two further bedrooms. To the front of the property is a lawned garden with garden shed, whilst to the rear, paved parking or courtyard area and a single garage.

School House Terrace is situated on the north side of Kirk Deighton ideally placed for the commuter with easy access being gained to the old A1, A1(M) and in turn the region's motorway network. Due to the location it will suit a wide variety of purchasers who require regular travel to the larger cities within the area. Wetherby is only a short distance away and supports an excellent range of amenities catering for most daily needs, with Harrogate and Knaresborough again within close proximity.

## TENURE

Freehold.

## Services

All mains services are connected to the property.

## Directions

Leaving Harrogate via the A61 Wetherby Road proceed to the roundabout on the southern bypass, go straight over through Plompton. Just before entering Spofforth turn left, signed posted to North Deighton follow the road into North Deighton. At the T junction turn right signposted to Kirk Deighton and 1 School House Terrace will be found on your right hand side, before entering the main village.

## Tax Band

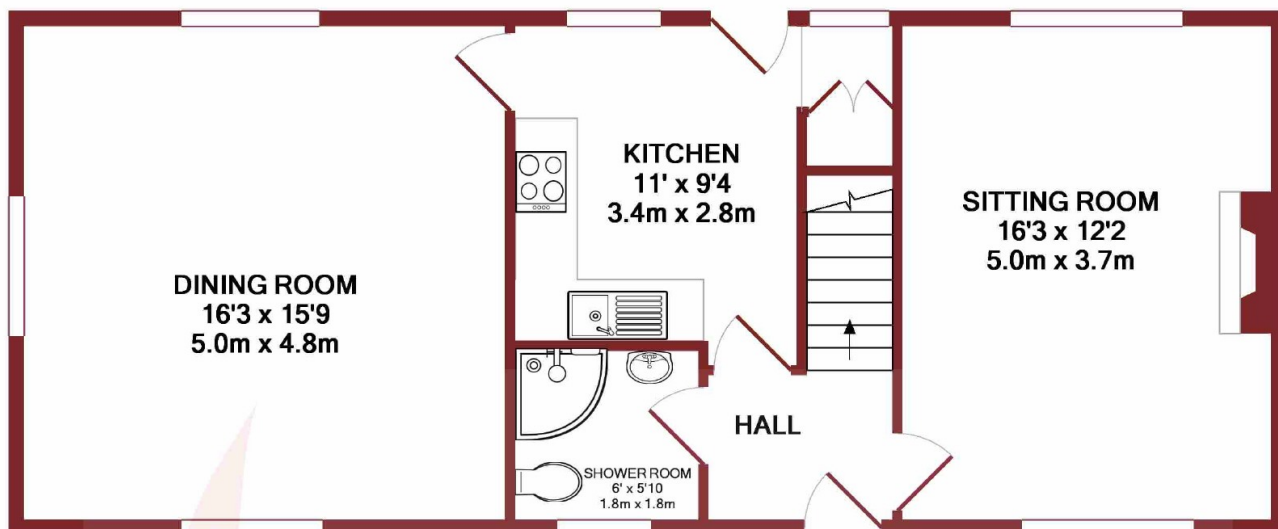
Band C.

## Details Prepared

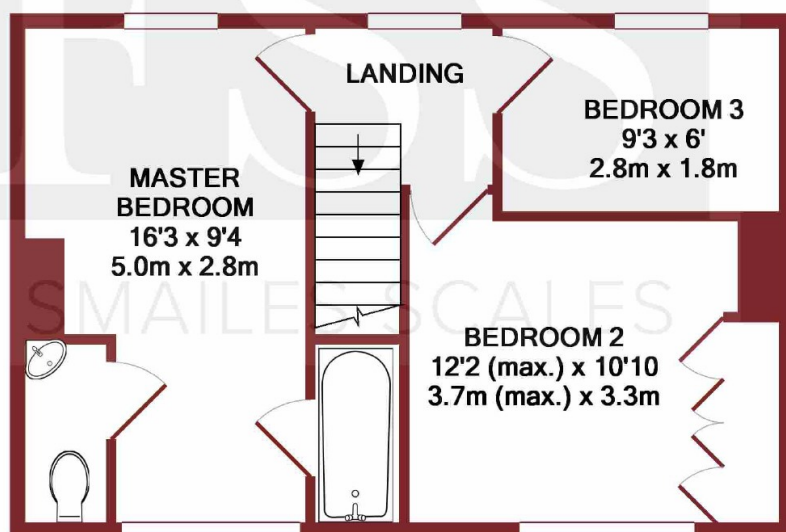
17th January 2018.







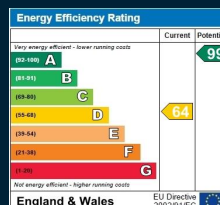
GROUND FLOOR  
APPROX. FLOOR  
AREA 654 SQ.FT.  
(60.7 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 389 SQ.FT.  
(36.1 SQ.M.)

**TOTAL APPROX. FLOOR AREA 1042 SQ.FT. (96.8 SQ.M.)**  
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