



## Kirkby Wharfe, Tadcaster

- DETACHED HOUSE WITH BEAUTIFUL CHARACTER FEATURES
- THREE RECEPTION ROOMS
- UNFURNISHED
- FOUR BEDROOMS, MASTER WITH EN-SUITE
- OFF STREET PARKING AND DOUBLE GARAGE
- EPC RATING D

**£2,200 Per Calendar Month**

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# Kirkby Wharfe, Tadcaster

## DESCRIPTION

This impressive family home is found tucked down a private lane situated on the Grimston Park Estate in the village of Kirkby Wharfe, an idyllic setting with views of the village church from your garden and the countryside on your doorstep. The nearby towns of Tadcaster and Sherburn in Elmet offer amenities as well as motorway links for commuters.

The house is entered into the first of three reception rooms with wooden floor boards and beautiful fireplaces, leading to the main living room currently under renovation spanning the depth of the house with dual aspect windows. The dining room leads to a well proportioned recently fitted kitchen with white shaker style units, built in oven, dishwasher. The ground floor is completed by a WC.

Leading upstairs you will find the family bathroom with white three piece suite including shower over bath. Four well proportioned bedrooms with character beams. The master bedroom has the added benefit of a large en-suite bathroom with three piece suite. Stairs access leads to a loft area for storage.

Outside there is a charming landscaped rear courtyard with views of the church, side access around the house, a covered seating area, ample off street parking in front of the house, double garage and private lane.

The home has been lovingly updated to provide a modern finish whilst retaining the original character features and charm.

Unfurnished. EPC rating D.

