THE OLD POST OFFICE
MAIN STREET
WEETON, LS17 0AY



NICHOLLS TYREMAN

THE OLD POST OFFICE | MAIN STREET | WEETON | LS17 0AY

A deceptively spacious, stone built cottage property, now requiring modernisation and updating, located in the sought after village of Weeton, to the south of Harrogate and adjacent to open countryside

---

Entrance Hall | Sitting Room | Dining Hall | Kitchen | Living Room | Cloakroom with wc | Utility Room

---

Three Bedrooms | Two Bathrooms | Eaves Storage

Courtyard Gardens | Car Port | Parking | Two Stores

Council Tax: F | Energy Rating: E | Tenure: Freehold

£595,000







The property reputedly dates back to the 18th century, with the principal room boasting a wealth of beams and a feature fireplace and the bedrooms having vaulted ceilings, exposed beams and charm and character throughout, offering great potential for improvement.

The accommodation comprises: Entrance hall, stunning sitting room with beamed ceiling, kitchen, dining hall and through living room. There is also a ground floor cloakroom and utility room.

To the first floor are three good size bedrooms, two separate bathrooms and excellent eaves storage.

The property has a small forecourt garden area with side driveway and gates leading to the rear of the property where there is off street parking and good sized courtyard with sitting areas, patio, carport and two external stores.

The property is within easy reach of the village rail link for commuting to Leeds, York and Harrogate

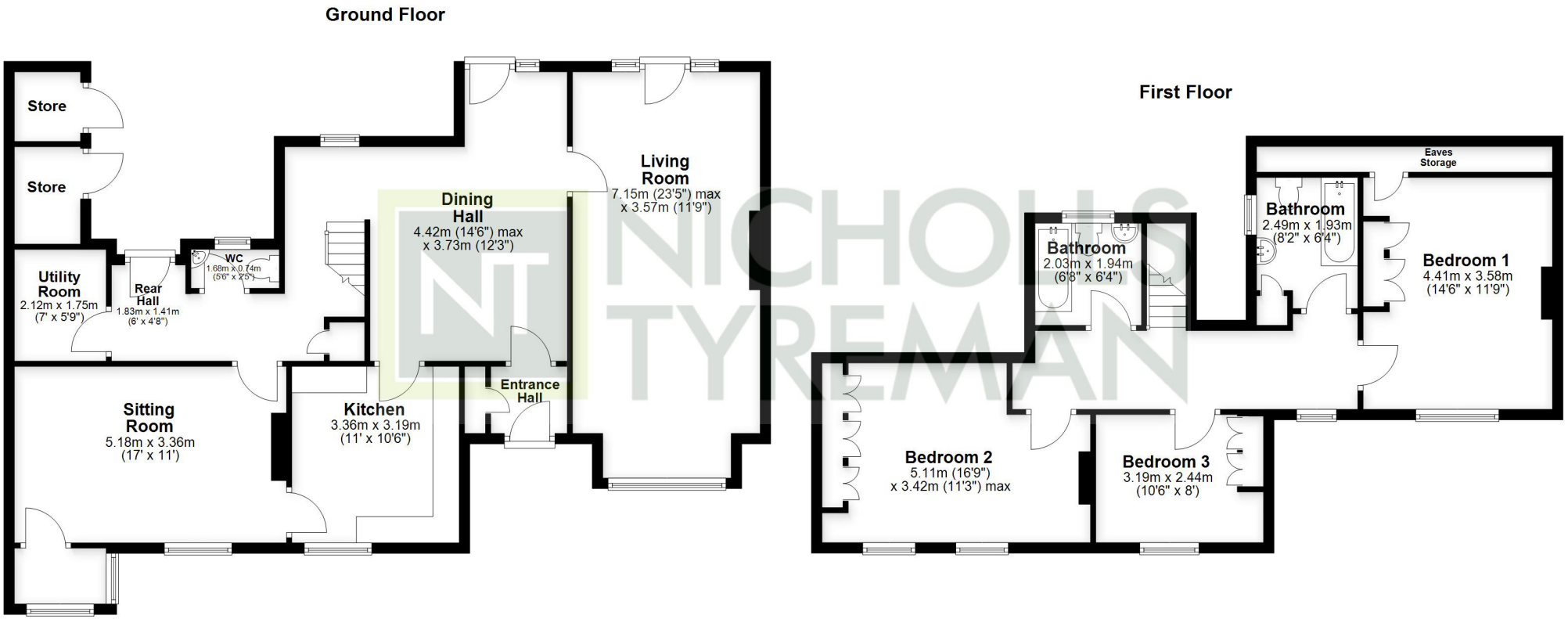












NICHOLLS TYREMAN

Total area: approx. 166.0 sq. metres (1786.5 sq. feet)

This plan is for illustrative purposes only and is not to scale.
All measurements are approximate
Plan produced using PlanUp.

Existing Room



AI Room



Existing Room



AI Room



Existing Room



AI Room



Existing Room



AI Room




Existing Room


AI Room
AI Enhanced


Existing Garden


AI Garden
AI Enhanced









9 Albert Street, Harrogate
North Yorkshire HG1 1JX
Sales: 01423 503076 Lettings: 01423 530744

WWW.NICHOLLSTYREMAN.COM

These particulars are given as guidance only and are expressly excluded from any contract. They give no warranty as to the condition or description and any recipient must satisfy himself on all matters stated herein. The property is offered subject to contract and to its being unsold and unlet. Appointments for viewing and contract of all negotiations shall be through Nicholls Tyreman Estate Agent.