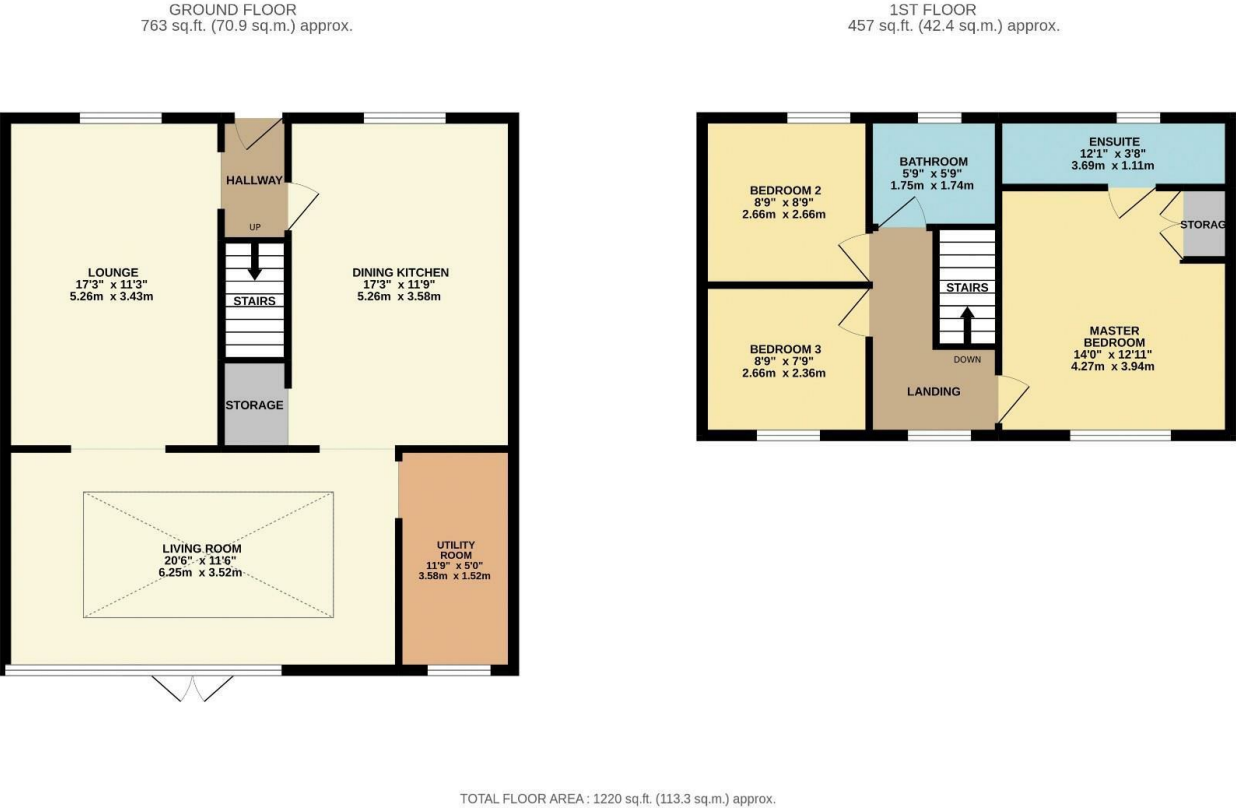
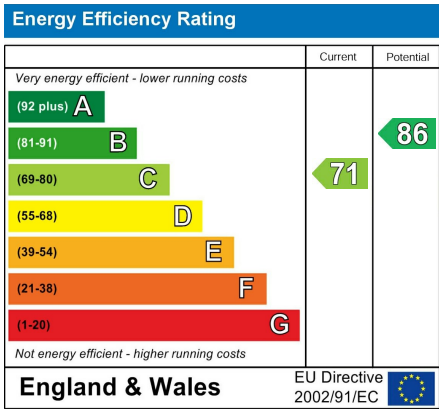


Floor Plan



Energy Performance Certificate



Directions

Proceed into the village of Sicklinghall from Kirkby Overblow passing the primary school on the right hand side and continue down the hill and the property is found on your right hand side clearly marked by a Hopkinsons For Sale board just before the Scott's Arms.

Council Tax Band    Tenure Freehold

**Agents Notes**  
We do not set out to avoid our civil and criminal liabilities by using clever use of word or photography however it is not always possible for us to guarantee that everything in our sales material is accurate. We strongly recommend that prospective purchasers seek their own professional advice. No responsibility can be accepted for any expenses incurred by intending Purchasers. We do not check or guarantee the condition of appliances, services or equipment. Equally any verbal statement from our staff forms no point of a contract. If you require written confirmation on any point we will gladly assist.



Offers Over £450,000

Highfield Main Street, Sicklinghall, Wetherby, West Yorkshire, LS22 4BD    3 Bedroom Cottage - Terraced

**A charming and recently refurbished three bedroomed cottage dating back to the 1850's, offering well proportioned accommodation throughout located in the ever popular village of Sicklinghall.**



HOPKINSONS  
E S T A T E A G E N T S

16 Princes Street, Harrogate, HG1 1NH  
Telephone: 01423 501 201  
info@hopkinsons.net



Description

With gas fired central heating the living accommodation comprises; entrance hall leading into the spacious living room with a wood burning stove, feature fireplace and engineered solid wood flooring which continues into the second reception room, modern breakfast kitchen with quartz worktops, breakfast bar, integrated appliances including full length fridge and freezer, dishwasher, five ring gas hob, Zanussi double oven, a separate utility room and an open plan dining area/second reception room with a stunning skylight and double doors leading out onto the rear garden creating a great entertaining space.

On the first floor the landing leads to the master bedroom with fitted wardrobes and ensuite WC, second double bedroom designs third bedroom and house bathroom with bath shower and WC and handbasin.

Outside to the front of the property is unrestricted on street parking. To the rear is an enclosed garden which has potential for a raised patio area.

