



16 MAIN STREET
Ledston

Carter Jonas

16 MAIN STREET, LEDSTON, WF10 2AA

**A CHARMING DETACHED STONE
COTTAGE IN NEED OF EXTENSIVE
MODERNISATION WITH SCOPE FOR
EXTENSION SUBJECT TO PLANNING
APPROVAL IN THE CENTRE OF THIS
SOUGHT AFTER VILLAGE.**

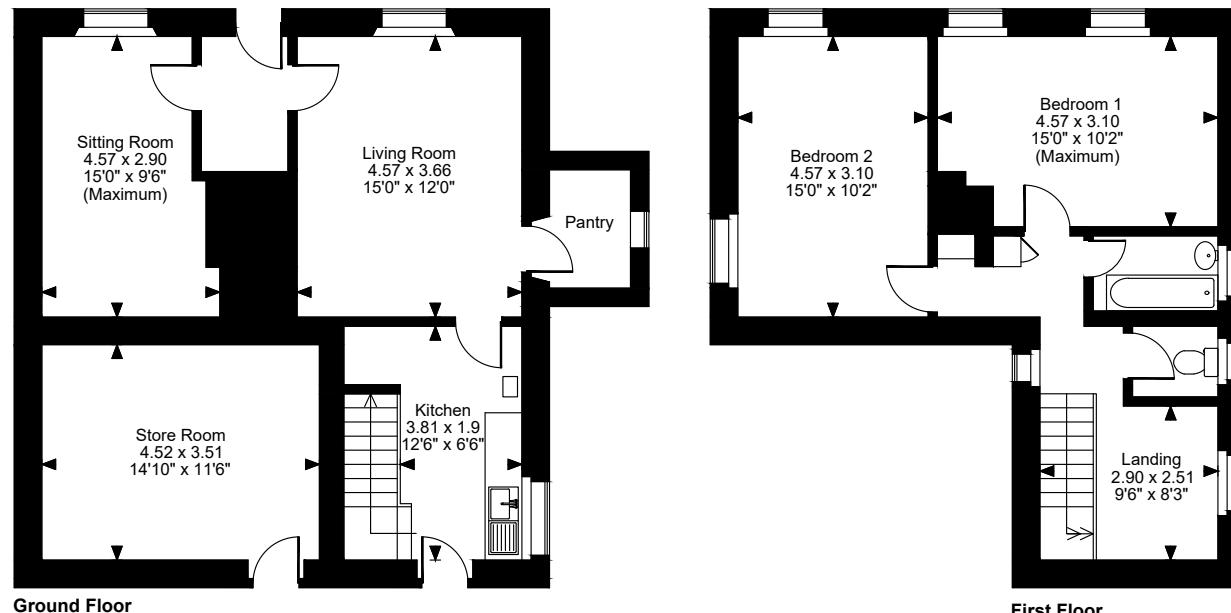
Leeds – 10 miles
Selby – 10 miles
Wakefield – 8 miles
A1 motorway – 2 miles

The village offers facilities including a highly regarded Primary School and Public House/Restaurant. Peaceful and surrounded by attractive countryside, Ledston has the advantage of being situated a little over a mile from the A1(M) and is therefore particularly well placed for access to the cities and towns of Yorkshire as well as the national motorway network. York, Doncaster and Leeds railway stations are all within easy reach.

The sale offers the opportunity to modernise the existing accommodation or create a larger property, subject to obtaining planning consent. The accommodation currently includes two reception rooms, kitchenette, two bedrooms, an open landing (which could provide a third bedroom) bathroom and separate WC. Outside there is a detached garage, large integral store room which could be incorporated into the accommodation and a small outbuilding. The gardens are mature and well stocked and provide ample off street parking.

Directions - WF10 2AA: From Junction 42 of the A1M with the A63 proceed west and follow the signposts to Ledsham. Continue right through the village and along Claypit Lane, turning right at the T Junction with Back Newton Lane. After approximately $\frac{1}{4}$ mile take the next turning on the left and upon entering Ledston village, continue past The White Horse Inn on the left, and the property is then some 600 yards on the left hand side.

16 Main Street, Ledston
Approximate Gross Internal Area
1,244 sq ft / 116 sq m



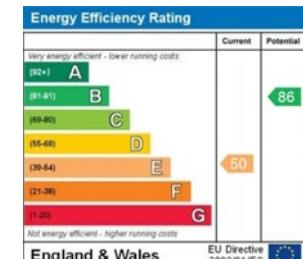
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The position & size of doors, windows, appliances and other features are approximate only.
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