

# HUNTERS®

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## Old Lane

Long Marston, York, YO26 7NF

Offers Over £550,000



# Linton House Old Lane

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Offers Over £550,000



## LOCATION

Long Marston is situated 7 miles West of York and 7 miles from the market town of Wetherby. It is famous for the 1664 battle of Marston Moor, which was the largest battle ever fought on English soil and of strategic importance to the outcome of the English Civil War. A memorial monument is situated between the village of Long Marston and Tockwith. The village has an excellent primary school and benefits from being in the catchment area for Tadcaster Grammar School and St. James School. The village also has public house, village hall and sports field and a public transport link to York and Wetherby. A Post office and further amenities are offered in Tockwith, just a few miles away. The village is also an ideal location for commuting to principle Yorkshire Centres York and Harrogate

## DIRECTIONS

Leave Wetherby on the York Road, continue for approximately 7 miles, on entering the village of Long Marston, the property is located in the heart of the village on the left hand side identified by our exclusive Hunters For Sale board

## ENTRANCE HALL

A spacious welcoming hall with window to the front aspect. Laminate flooring and radiator. Doors to lounge, kitchen diner and downstairs WC.

## DOWNSTAIRS WC

A suite consisting of low level flush WC and pedestal wash basin. Window to front aspect and radiator.

## LOUNGE

11'2" x 21'7" (3.41 x 6.58)

A spacious and bright living room with two windows

to the side and a bay window to the front aspect. A central fireplace housing a multi fuel burner. Laminate flooring. Radiator.

## KITCHEN/DINER

12'1" x 18'1" (3.69 x 5.52)

Open dining kitchen fitted set in cream with wall, base units and preparation work surfaces. Integrated induction hob and double oven along with dishwasher. Sink unit with mixer tap. Internal window into the garden room and double doors. Door to utility. Radiator.

## UTILITY ROOM

8'1" x 9'6" (2.47 x 2.9)

Also additional entrance to the property with base and wall units, work surface and Belfast style sink with mixer tap. uPvc external front door and window. Radiator.

## OFFICE

9'6" x 10'4" (2.9 x 3.14)

Useful space or storage. Ideal for home working. Radiator.

## GARDEN ROOM

10'5" x 15'1" (3.17 x 4.6)

Enjoy this spacious room with French doors to the side and two windows to the rear garden. Sky lights above. Two radiators.

## BEDROOM/OCCASIONAL ROOM

10'5" x 11'1" (3.17 x 3.39)

A spacious downstairs room with window to the rear aspect and radiator. Door to the garden room.

## LANDING

With doors to bedrooms and shower room. White balustrade and window to front aspect. Radiator. Airing cupboard housing the water tank.

## BEDROOM ONE

11'0" x 19'1" (3.35 x 5.82)

A spacious double bedroom fitted with wardrobes. A dual aspect to the side and front provides views of the surrounding countryside. Radiator.

## BEDROOM TWO

11'0" x 13'0" (3.35 x 3.96)

A spacious room with window to rear aspect. Radiator.

## BEDROOM THREE

7'1" x 12'1" (2.17 x 3.69)

A spacious room with fitted wardrobes and access to the loft. Window to the rear aspect. Radiator.

## SHOWER ROOM

A three piece suite consisting of a walk in shower enclosure, wash basin with vanity unit, low level flush WC. Heated towel rail. Part tiled walls. Window to front aspect.

## GARDENS

Set on a generous plot with timber gates at the front. The gardens are established and landscaped with a gravel pathway leading to the property. Mature shrub borders part brick part stone wall to perimeter. For those with green fingers and home grown vegetables, the raised vegetable plots will appeal. If you are looking for outside dining and entertaining you will enjoy the paved patio area. Outside lighting and electric.

## GARAGE/STORE

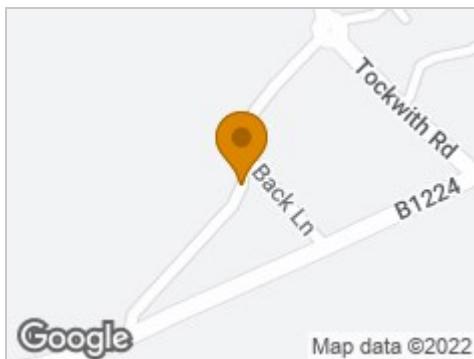
The garage has been adapted and separated to provide separate storage. There is an access door to the side and door to the front, power and lights.

## PARKING

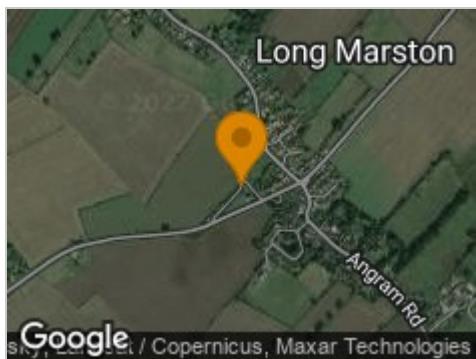
The block paved driveway at the front provides ample parking for several vehicles.



## Road Map



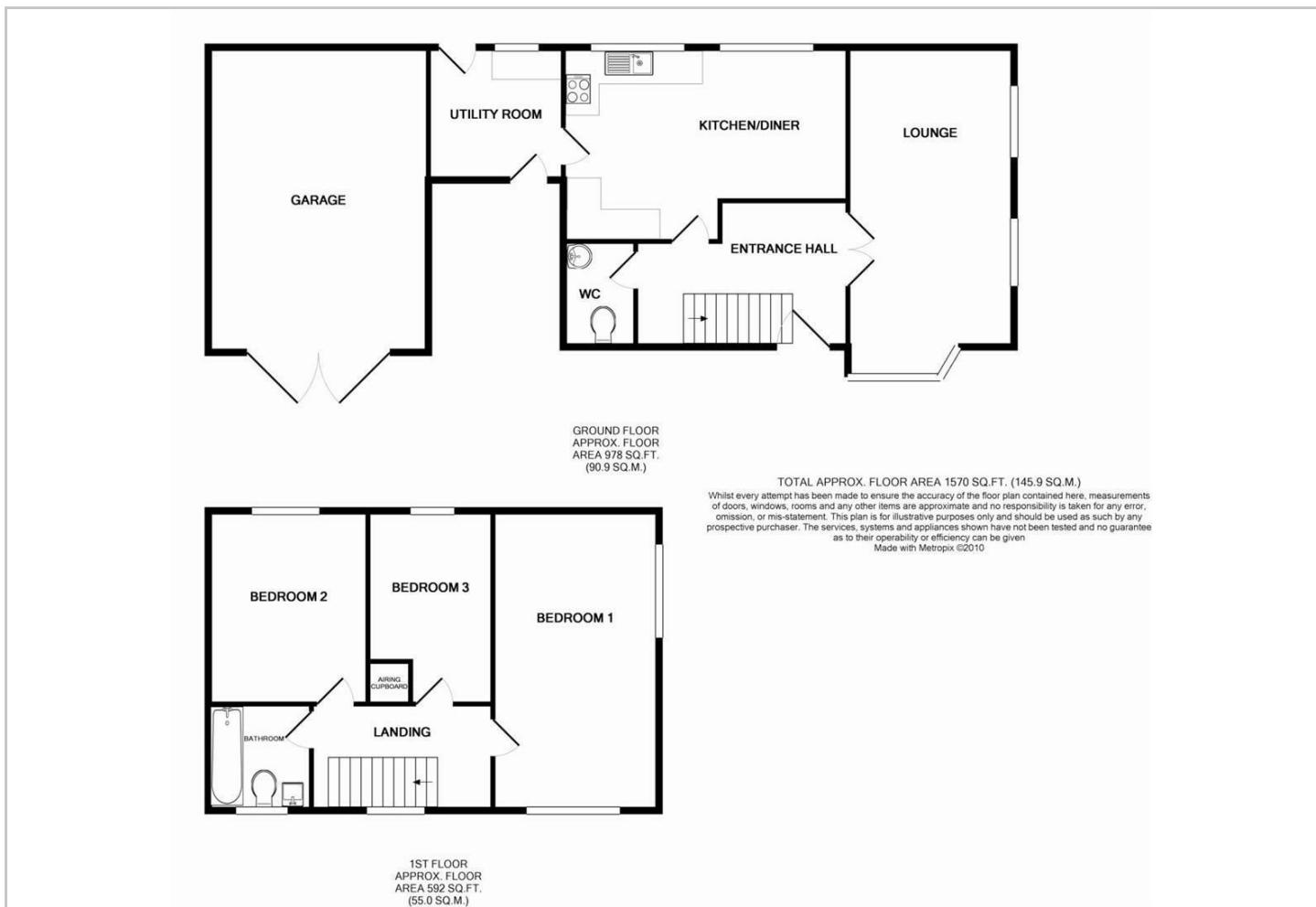
## Hybrid Map



## Terrain Map



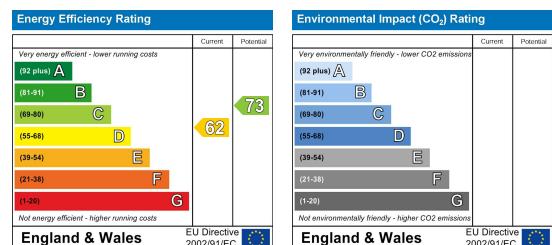
## Floor Plan



## Viewing

Please contact our Hunters Wetherby Office on 01937 588228 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.