

### HOUSE BATHROOM

2.51m x 1.94m (8'2" x 6'4")

Fitted with a white three piece suite comprising low flush w.c., vanity wash basin with storage cupboard beneath, panelled bath with shower and screen above, tiled walls, tiled floor. Airing cupboard housing insulated hot water tank, double glazed window, ladder effect heated towel rail, mirror fronted medicine cabinet, recess ceiling lighting and extractor fan.

### TO THE OUTSIDE

Block paved and gravel driveway provides generous off-road parking for several vehicles and access to :-

### DETACHED DOUBLE GARAGE

4.9m x 4.7m (16'0" x 15'5")

With manual up and over front door, light and power laid on.

### GARDENS

Decorative front garden set largely to lawn with shaped and neatly maintained borders of gravel and a range of flowering bushes and shrubs along with attractive climbing ivy to the side of the front door. Hand gate to the side of the property with gravelled pathway provides space for bin store and log store.



Rear garden is set largely to lawn with timber fencing abutting the open green playing field of the local primary school. Flagged patio area complete with brick built outdoor fitted kitchen with wood fired pizza oven, solid granite work surface, recess for undercounter drinks fridge and gas fired barbecue inset with additional lighting and

power sockets, Belfast sink with water supply provides a perfect space for 'al-fresco' dining in the summer months. Storage space to the side of the property along with personnel side door onto private lane, a further flagged patio area provides excellent spot for seating and relaxation, looking westerly and enjoying taking in the sunset.

### COUNCIL TAX

Band E (from internet enquiry).

### GENERAL

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### VIEWING

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Details prepared November 2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			76
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(21-38) <b>F</b>			
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Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



## Long Marston ~ Fairfax House, Angram Road, YO26 7LR

Extended and modernised by the current owners, this well-presented and tastefully decorated family home enjoys private and landscaped gardens in the popular village of Long Marston. Conveniently located within easy commute of Wetherby and York.

- Four-bedroom detached family home
- Stunning open plan kitchen dining family room extension
- Master bedroom with fitted wardrobes and en-suite shower
- Landscaped gardens with patio seating area
- Excellent brick built outdoor kitchen ideal for BBQ and entertaining
- Off-road parking and detached double garage

**£630,000** PRICE REGION FOR THE FREEHOLD



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### DIRECTIONS

Travelling from Wetherby along the B1224 towards York. After approximately 7 miles turn right into Angram Road opposite the Sun Inn. Fairfax House is then located on the left hand side before reaching Long Marston primary school.

### THE PROPERTY

Extended to the rear with a stunning open plan family kitchen diner along with outdoor pizza oven and BBQ makes this an ideal property for both indoor and outdoor entertaining.



Benefitting from oil fired central heating and double glazed windows and doors, the accommodation in further detail giving approximate room sizes comprises:-

## GROUND FLOOR

### ENTRANCE HALLWAY

Entering through double glazed front door into entrance hallway with turned staircase to first floor with two handy storage cupboards, cloaks store, double radiator to side, two pendant light fittings and ceiling cornice. Attractive natural stone tiling extending from hallway through into open plan kitchen diner, decorative dado rail with timber panelling beneath.

### DOWNSTAIRS W.C.

Fitted with modern white suite comprising low flush w.c., pedestal wash basin, double glazed window, double radiator, part tiled walls with tiled floor, central light

fitting. Storage cupboard housing Grant oil fired central heating boiler, storage shelving above.

### LIVING ROOM

6m x 3.4m (19'8" x 11'1")

With replacement double glazed window overlooking front garden, double radiator, feature fireplace with polished stone hearth and surround, timber mantle piece with AGA cast iron fire inset. Two pendant light fittings and decorative ceiling cornice.



### STUDY

3.45m x 1.28m (11'3" x 4'2")

A useful home office space with double glazed window to side, single radiator, attractive panelling to walls, wood effect porcelain tiled flooring, central pendant light fitting.

### OPEN PLAN LIVING KITCHEN/DINER

6.9m x 6.9m (22'7" x 22'7") max overall

A simply stunning bright and airy entertaining space, separated to :-

### KITCHEN AREA

6.44m x 3.22m (21'1" x 10'6")



Fitted with a modern Shaker style kitchen comprising wall and base units, cupboards and drawers, solid granite work surfaces with matching up-stands and central island unit with work surface overhang to create bar stool seating. Integrated appliances include Neff double oven, Neff induction hob with extractor hood above, undercounter dishwasher, integrated fridge and integrated freezer, inset Franke stainless steel sink unit with Quooker instant hot water tap above. Pendant light fitting above island unit, further recess ceiling lighting and attractive lantern window. Beautiful aluminium framed patio door overlooking rear garden, ceiling cornice.

### FAMILY AREA

6.9m x 3.46m (22'7" x 11'4") max

An excellent family living space with in-built T.V. stand and media surround with shelving either side. Aluminium framed patio doors onto rear garden, additional double glazed lantern roof light, recess ceiling lighting and decorative ceiling cornice.



### UTILITY

A bespoke utility area with space and plumbing for automatic washing machine and tumble dryer, both cleverly inset under the stairs. Fitted shelving, recess ceiling lighting and wood effect porcelain floor tiles.

## FIRST FLOOR

### LANDING

Turned staircase with double glazed window at half stair, loft access hatch and modern pendant light fitting.

### BEDROOM ONE

3.96m x 2.89m (12'11" x 9'5") to front of fitted wardrobe With double glazed window to front, fitted wardrobe running the length of one wall and fitted cupboards and drawers under the window, double radiator, central light fitting.



### EN-SUITE SHOWER

2.53m x 1.45m (8'3" x 4'9")

Fitted with a white three piece suite comprising low flush w.c., vanity wash basin with work surface and storage cupboards beneath, large step in shower cubicle, tiled walls with tiled floor, double glazed window, recess ceiling lighting and extractor fan.

### BEDROOM TWO

3.33m x 2.97m (10'11" x 9'8")

With replacement double glazed windows to rear, double radiator beneath, fitted wardrobe above and over the bed, central light fitting.



### BEDROOM THREE

3.46m x 2.3m (11'4" x 7'6")

With double glazed window to rear, radiator beneath and central pendant light fitting.

### BEDROOM FOUR

3.32m x 2.45m (10'10" x 8'0")

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### UTILITY

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All-round excellence, all round Wetherby since 1950



## LONG MARSTON

Long Marston is a village almost midway between Wetherby and York and within easy commuting distance of Yorkshire centres with the A1/M1 link road close by. There is a Primary School, and Church with an excellent choice of shops and sporting facilities nearby in the Market Town of Wetherby and the City of York.

### DIRECTIONS

Travelling from Wetherby along the B1224 towards York. After approximately 7 miles turn right into Angram Road opposite the Sun Inn. Fairfax House is then located on the left hand side before reaching Long Marston primary school.

### THE PROPERTY

Extended to the rear with a stunning open plan family kitchen diner along with outdoor pizza oven and BBQ makes this an ideal property for both indoor and outdoor entertaining.



Benefitting from oil fired central heating and double glazed windows and doors, the accommodation in further detail giving approximate room sizes comprises:-

## GROUND FLOOR

### ENTRANCE HALLWAY

Entering through double glazed front door into entrance hallway with turned staircase to first floor with two handy storage cupboards, cloaks store, double radiator to side, two pendant light fittings and ceiling cornice. Attractive natural stone tiling extending from hallway through into open plan kitchen diner, decorative dado rail with timber panelling beneath.

### DOWNSTAIRS W.C.

Fitted with modern white suite comprising low flush w.c., pedestal wash basin, double glazed window, double radiator, part tiled walls with tiled floor, central light

fitting. Storage cupboard housing Grant oil fired central heating boiler, storage shelving above.

### LIVING ROOM

6m x 3.4m (19'8" x 11'1")

With replacement double glazed window overlooking front garden, double radiator, feature fireplace with polished stone hearth and surround, timber mantle piece with AGA cast iron fire inset. Two pendant light fittings and decorative ceiling cornice.



### STUDY

3.45m x 1.28m (11'3" x 4'2")

A useful home office space with double glazed window to side, single radiator, attractive panelling to walls, wood effect porcelain tiled flooring, central pendant light fitting.

### OPEN PLAN LIVING KITCHEN/DINER

6.9m x 6.9m (22'7" x 22'7") max overall

A simply stunning bright and airy entertaining space, separated to :-

### KITCHEN AREA

6.44m x 3.22m (21'1" x 10'6")



Fitted with a modern Shaker style kitchen comprising wall and base units, cupboards and drawers, solid granite work surfaces with matching up-stands and central island unit with work surface overhang to create bar stool seating. Integrated appliances include Neff double oven, Neff induction hob with extractor hood above, undercounter dishwasher, integrated fridge and integrated freezer, inset Franke stainless steel sink unit with Quooker instant hot water tap above. Pendant light fitting above island unit, further recess ceiling lighting and attractive lantern window. Beautiful aluminium framed patio door overlooking rear garden, ceiling cornice.

### FAMILY AREA

6.9m x 3.46m (22'7" x 11'4") max

An excellent family living space with in-built T.V. stand and media surround with shelving either side. Aluminium framed patio doors onto rear garden, additional double glazed lantern roof light, recess ceiling lighting and decorative ceiling cornice.



### UTILITY

A bespoke utility area with space and plumbing for automatic washing machine and tumble dryer, both cleverly inset under the stairs. Fitted shelving, recess ceiling lighting and wood effect porcelain floor tiles.

## FIRST FLOOR

### LANDING

Turned staircase with double glazed window at half stair, loft access hatch and modern pendant light fitting.

### BEDROOM ONE

3.96m x 2.89m (12'11" x 9'5") to front of fitted wardrobe With double glazed window to front, fitted wardrobe running the length of one wall and fitted cupboards and drawers under the window, double radiator, central light fitting.



### EN-SUITE SHOWER

2.53m x 1.45m (8'3" x 4'9")

Fitted with a white three piece suite comprising low flush w.c., vanity wash basin with work surface and storage cupboards beneath, large step in shower cubicle, tiled walls with tiled floor, double glazed window, recess ceiling lighting and extractor fan.

### BEDROOM TWO

3.33m x 2.97m (10'11" x 9'8")

With replacement double glazed windows to rear, double radiator beneath, fitted wardrobe above and over the bed, central light fitting.



### BEDROOM THREE

3.46m x 2.3m (11'4" x 7'6")

With double glazed window to rear, radiator beneath and central pendant light fitting.

### BEDROOM FOUR

3.32m x 2.45m (10'10" x 8'0")

With two double glazed windows to front, radiator beneath, central light fitting.



### HOUSE BATHROOM

2.51m x 1.94m (8'2" x 6'4")

Fitted with a white three piece suite comprising low flush w.c., vanity wash basin with storage cupboard beneath, panelled bath with shower and screen above, tiled walls, tiled floor. Airing cupboard housing insulated hot water tank, double glazed window, ladder effect heated towel rail, mirror fronted medicine cabinet, recess ceiling lighting and extractor fan.

### TO THE OUTSIDE

Block paved and gravel driveway provides generous off-road parking for several vehicles and access to :-

### DETACHED DOUBLE GARAGE

4.9m x 4.7m (16'0" x 15'5")

With manual up and over front door, light and power laid on.

### GARDENS

Decorative front garden set largely to lawn with shaped and neatly maintained borders of gravel and a range of flowering bushes and shrubs along with attractive climbing ivy to the side of the front door. Hand gate to the side of the property with gravelled pathway provides space for bin store and log store.



Rear garden is set largely to lawn with timber fencing abutting the open green playing field of the local primary school. Flagged patio area complete with brick built outdoor fitted kitchen with wood fired pizza oven, solid granite work surface, recess for undercounter drinks fridge and gas fired barbecue inset with additional lighting and

power sockets, Belfast sink with water supply provides a perfect space for 'al-fresco' dining in the summer months. Storage space to the side of the property along with personnel side door onto private lane, a further flagged patio area provides excellent spot for seating and relaxation, looking westerly and enjoying taking in the sunset.

### COUNCIL TAX

Band E (from internet enquiry).

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- Four-bedroom detached family home
- Stunning open plan kitchen dining family room extension
- Master bedroom with fitted wardrobes and en-suite shower
- Landscaped gardens with patio seating area
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- Off-road parking and detached double garage

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### BEDROOM TWO

3.33m x 2.97m (10'11" x 9'8")

With replacement double glazed windows to rear, double radiator beneath, fitted wardrobe above and over the bed, central light fitting.



### BEDROOM THREE

3.46m x 2.3m (11'4" x 7'6")

With double glazed window to rear, radiator beneath and central pendant light fitting.

### BEDROOM FOUR

3.32m x 2.45m (10'10" x 8'0")

With two double glazed windows to front, radiator beneath, central light fitting.