

BEDROOM FOUR

4.31m x 3.05m (14'1" x 10'0")

With two double glazed windows overlooking rear garden, double radiators beneath, two central light fittings and ceiling cornice along with loft access hatch.

HOUSE BATHROOM

3.63m x 1.97m (11'10" x 6'5")

Fitted with a white four piece suite comprising low flush w.c., pedestal wash basin, tiled panelled bath and corner shower cubicle, two double glazed windows, tiled walls with tiled flooring, recess ceiling lighting and extractor fan.

TO THE OUTSIDE

A driveway provides off-road parking for several vehicles and access to :-

DETACHED GARAGE

GARDENS



Generous sized garden plot of approximately 2/3rds of an acre. An attractive front garden is set largely to lawn framed with well established array of flowering bushes and shrubs and fruit trees with a stone flagged pathway lead to front door. A side patio area provides an ideal space for outdoor entertaining and relaxation along with 'al-fresco' dining in the summer months. Flagged patio leads round the rear of the property to raised stone patio area with iron balustrade and railings providing further seating area to enjoy the generous sized established private rear garden. Set largely to lawn with shaped well-stocked borders with a range of shrubs, bushes and small trees,

established hedgerow and timber fencing, shaped borders to the side of the property complete with vegetable patch and greenhouse.

COUNCIL TAX

Band C (from internet enquiry)

GENERAL

Room measurements in these particulars are only approximations and are taken to the widest point.

None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

Please note : Only the fixtures and fittings specifically mentioned in these particulars are included in the sale of the property.

Photographs depict only certain parts of the property. It should not be assumed that the contents/furnishings, furniture etc photographed are included in the sale.

VIEWING

By appointment with the Chartered Surveyors Renton & Parr at their offices, Market Place, Wetherby. Telephone (01937) 582731

Details prepared December 2023

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 82 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 43 | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |



Linton ~ Orchard Vale, Northgate Lane, LS22 4HN

A unique opportunity to acquire this deceptively spacious four-bedroom detached family home set amidst private and established gardens of approximately 0.6 acres. Quietly situated in the heart of the popular and highly sought after village of Linton.

- An extended four-bedroom detached family home
- Four reception rooms and breakfast kitchen to ground floor
- Master bedroom with fitted wardrobes and ensuite shower
- Generous sized double bedrooms
- Driveway parking and detached double garage
- Private and established gardens with substantial plot

£1,295,000 PRICE REGION FOR THE FREEHOLD



MISREPRESENTATION ACT

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CHARTERED SURVEYORS
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Premium

All-round excellence, all round Wetherby since 1950

LINTON

The village of Linton must rank as one of the most attractive villages in West Yorkshire appealing to the discriminating purchaser requiring beauty of position combined with convenience and accessibility. Some 11 miles from Leeds and conveniently placed for York, Harrogate, Bradford and other West Yorkshire centres. Road access throughout the county is good, conveniently placed for the Leeds/Bradford Airport and 2 miles from the A1 High Road.

DIRECTIONS

From Wetherby travelling along Linton Road, turn left onto Linton Lane passing Wetherby Golf club on the left hand side. Upon entering the village, turn right onto Northgate Lane almost opposite the village hall. After approximately 400m, Orchard Vale is located on the right hand side.

THE PROPERTY

Skilfully extended and deceptively spacious, Orchard Vale extends to approximately 2,595 sq ft of living space with the addition of a detached double garage, all situated in a generous sized garden plot of approximately 0.6 of an acre.



The family living accommodation, benefitting from gas fired central heating and double glazed windows throughout, in further detail giving approximate room sizes comprises:-

GROUND FLOOR

RECEPTION HALLWAY

4.85m x 3.95m (15'10" x 12'11")

A generous size bright and open reception hallway with impressive split staircase to first floor gallery landing, large central chandelier ceiling light with ceiling rose surround, two double glazed windows to front, double radiators beneath, four wall light fittings, enriched ceiling cornice and Junker wooden flooring.

LIVING ROOM

4.86m x 4.28m (15'11" x 14'0")

With double glazed window to front and side along with double glazed side door onto patio area. Feature fireplace with marble hearth and decorative timber mantle piece with large multi-fuel burning stove inset, central light fitting and two wall lights, double radiator, decorative ceiling cornice.



SITTING ROOM

3.62m x 3.02m (11'10" x 9'10")

With double glazed windows to front and side, double radiator, recess ceiling lighting and ceiling cornice.



DOWNSTAIRS W.C.

Fitted with a modern white suite comprising low flush w.c., corner wash basin with tiled walls and tiled floor, central light fitting and extractor fan.

INNER HALLWAY

Open arch from reception hallway with half staircase to further inner hallway with double radiator, enriched ceiling cornice, recess ceiling lighting.

READING ROOM

4m x 3.59m (13'1" x 11'9")

With double glazed window overlooking rear garden, double radiator beneath, further side double glazed

window along with side door, central light fitting and three wall light fittings, decorative ceiling cornice.

DINING ROOM

4.08m x 3.05m (13'4" x 10'0")

Entering through French style double doors into formal dining room with two double glazed windows overlooking rear garden, double radiators beneath, recess ceiling lighting, decorative ceiling cornice and decorative dado rail.

BREAKFAST KITCHEN

6.64m x 3.6m (21'9" x 11'9")

Fitted with traditional Shaker style kitchen comprising range of wall and base units, cupboards and drawers, solid granite work surfaces with up-stand and tiled splashbacks. Integrated appliances include Rangemaster double oven with five ring gas hob and extractor fan above, undercounter dishwasher, undercounter large Rangemaster wine fridge, a Baumatic deep fat fryer, one and a half bowl Franke stainless steel sink unit with drainer and mixer tap, AEG integrated microwave, space for large American style fridge freezer. Double glazed window overlooking rear garden, further double glazed side door onto raised patio area, recessed ceiling lighting, decorative ceiling cornice and attractive tiled flooring, personnel side door.



UTILITY

Raised with half steps into useful utility space with work surface, space and plumbing for automatic washing machine and tumble dryer along with floor mounted Ideal gas central heating boiler, double glazed window to side, tiled flooring, central light fitting.

FIRST FLOOR

GALLERY LANDING

Double glazed window to front, large chandelier light fitting and ceiling rose, enriched ceiling cornice, airing cupboard.

PRINCIPAL BEDROOM

9.78m x 3.48m (32'1" x 11'5") narrowing to 1.97m (6'5") A generous size principal suite with fitted wardrobes running the length of one wall, further fitted dressing area, double glazed window overlooking rear garden, double radiator beneath, recess ceiling lighting, two further wall lights, two further reading lights, enriched ceiling cornice, half steps leading to :-



EN-SUITE BATHROOM

2.74m x 1.51m (8'11" x 4'11")

Fitted with a modern three piece suite comprising low flush w.c., pedestal was basin, shaped panelled bath with hand held shower fitting above, tiled walls and tiled flooring, double glazed window, chrome heated towel rail, three wall light fittings.



BEDROOM TWO

4.88m x 4.27m (16'0" x 14'0")

With large double glazed window to side, double radiator beneath with attractive open aspect, further small double glazed window to front, generous size double room with vaulted ceiling, two central light fittings.

BEDROOM THREE

3.98m x 3.47m (13'0" x 11'4")

With large double glazed window to side, further double glazed window to rear, double radiator, central light fitting, ceiling cornice.