



Westwood, Tockwith Road, Long Marston
York, North Yorkshire YO26 7PJ

Guide Price £599,950


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Bishops Personal Agents offer for sale, an impressive and immaculately presented four bedroom detached home, located on the fringes of the very popular and sought after village of Long Marston on Tockwith Road, a historical village, which is on the site of the Battle of Marston Moor. This stunning property has been thoughtfully designed and updated by the current owners, creating a fabulous home, with both charming and quality contemporary features throughout. Boasting a modern fitted white kitchen with a central island, a superb principal bedroom with en-suite and lovely gardens, this property will be very popular with a multitude of buyers including families, professional couples and those looking to retire in their forever home. This fabulous home will also be very appealing for those wanting a village location or easy commuting to York and further afield. Briefly comprises: Entrance hall, with doors leading to the cloakroom, understairs storage and the stairwell to the first floor. Doors lead to the reception rooms. To the left, we find the living room with a feature fireplace and a wood burning stove and then onward into the conservatory with a vaulted roof, flooding the room with natural light. Then to the right of the hallway, we move into the heart of the house, where we find a wonderful, contemporary kitchen with a range of integral appliances and a central island with granite worktops, opening to the living/dining area with French doors leading to the garden. The stairwell leads us up to the first floor landing, where we find four bedrooms, the principal with its own contemporary en-suite and a family bathroom completes this home. Externally to the front we find both walled and gated gardens, with ample off street parking, leading to the house. The garden is predominantly laid to lawn and for those who like pottering, we find perennials, flowering plants and vegetable beds, perfect for green fingered buyers. To the side access leads to the rear of the property, where we find another lawned garden with a paved patio area, just right for outside entertaining. To further compliment the garden we find a handy shed. There is also a useful garage/utility leading from the kitchen, which could be used as workshop or hobby room, just the side of the house with a handy porch. The location here is superb and the thriving village hall, where locals meet and excellent dog walks, can be reached in just a short walk. The neighbouring village of Tockwith, is also close at hand, with a primary school, plus we are within the catchment areas of the secondary schools of King James in Knaresborough and the Tadcaster Grammar, as well as two pubs, a mini supermarket, post office and hairdresser. Local road links take you direct into York, Harrogate and Leeds. At nearby Cattal there is a railway station on the York to Leeds railway line with stops at Knaresborough and Harrogate. Please do arrange to view this excellent property as soon as possible, not to miss out on this fabulous home!

Long Marston is a popular village with a primary school, cricket field and thriving village hall, 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, with transport links, for the two others Tadcaster Grammar School and King 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 the neighbouring village of Tockwith, just a few miles away. The village is also an ideal location for commuting to principle Yorkshire Centres York and Harrogate. 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.



Leave Wetherby on the B1224 at the crossroads turn left by the side of the Sun Inn towards Tockwith, over the mini roundabout, proceed out of the village to the junction of Atterwith Lane, where the property can be located on the left hand side identified by the Bishops for sale board.

Entrance Hall

Front entrance door, storage cupboards and radiator*. Stairs leading to the first floor. Doors leading to...

Cloakroom

Round window to front aspect, wash hand basin set in a vanity unit with mixer taps and low level wc.

Living Room

17' 10" x 11' 11" (5.43m x 3.63m)
Double glazed windows to front and rear aspects, feature limestone fireplace with wood burning stove*, ceiling coving, tv point* and radiators*. Door leading to...

Conservatory

15' 9" x 9' 1" (4.80m x 2.77m)
Double glazed windows to three aspects, vaulted ceiling, sky lights, French doors leading to the garden and upright radiator*.

Kitchen/Diner

20' 5" x 18' 6" (6.22m x 5.63m)
Fabulous fitted kitchen with an attractive range of white base and wall mounted units with matching granite work preparation surfaces over, drainer sink with mixer taps, integral appliances include electric Neff oven* and grill*, dishwasher*, pantry, central island with granite worktops, induction hob*, extractor hood*, down lighting and double glazed windows to front aspect. Double glazed French doors and windows to rear aspect and upright radiators*. Door leading to...

Lobby

10' 0" x 4' 4" (3.05m x 1.32m)
Double glazed lobby with French doors leading to the front of the house. Opening to....

Garage

17' 5" x 9' 9" (5.30m x 2.97m)
Garage, currently used as storage with power and lighting, plumbing for a washing machine* and the house oil boiler*.

First Floor Landing

Double glazed window to rear aspect. Doors leading to...

Bedroom 1

14' 10" x 10' 0" (4.52m x 3.05m)
Double glazed window to side aspect, sky light to front aspect, built in wardrobes, tv point* and radiator*. Door leading to...

En-suite

9' 10" x 6' 10" (2.99m x 2.08m)
Modern suite in white comprising; Shower cubicle with mains shower*, wash hand basin set in a vanity unit with mixer taps, low level wc, sky light to side aspect and heated rail*.



Bedroom 2

11' 11" x 11' 4" (3.63m x 3.45m)

Double glazed windows to side and rear aspects and radiator*.

Bedroom 3

11' 11" x 9' 8" (3.63m x 2.94m)

Double glazed windows to side aspect and radiator*.

Bedroom 4

9' 11" x 6' 8" (3.02m x 2.03m)

Double glazed windows to rear aspect and radiator*.

Bathroom

6' 10" x 6' 6" (2.08m x 1.98m)

Modern suite in white comprising; Bath with electric shower*, wash hand basin set in a vanity unit with mixer taps, low level wc, double glazed window to front aspect and heated rail*.

Outside

Externally to the front we find a walled and gated garden with ample off street parking leading to the house. Side access leads to the rear of the property, where we find a lovely lawned and walled garden with a paved patio area, just right for outside entertaining and for those who like pottering in the gardens to the front we find perennials, flowering plants and vegetable beds, perfect for green fingered buyers. To further compliment the garden we find a shed.

Agents Note

Epc rating D, Council tax band E.

Broadband supplier: Sky.

Broadband speed: Standard Speed.

Water supplier: Yorkshire Water.

Gas supplier: N/A (Oil)

Electricity supplier: Eon Next.





Energy performance certificate (EPC)

Westwood
Tockwith Flood
Long Marston
YORK
YO26 7PJ

Energy rating

D

Valid until: **1 February 2034**

Certificate number: **3234-5422-8300-0832-4206**

Property type

Detached house

Total floor area

137 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

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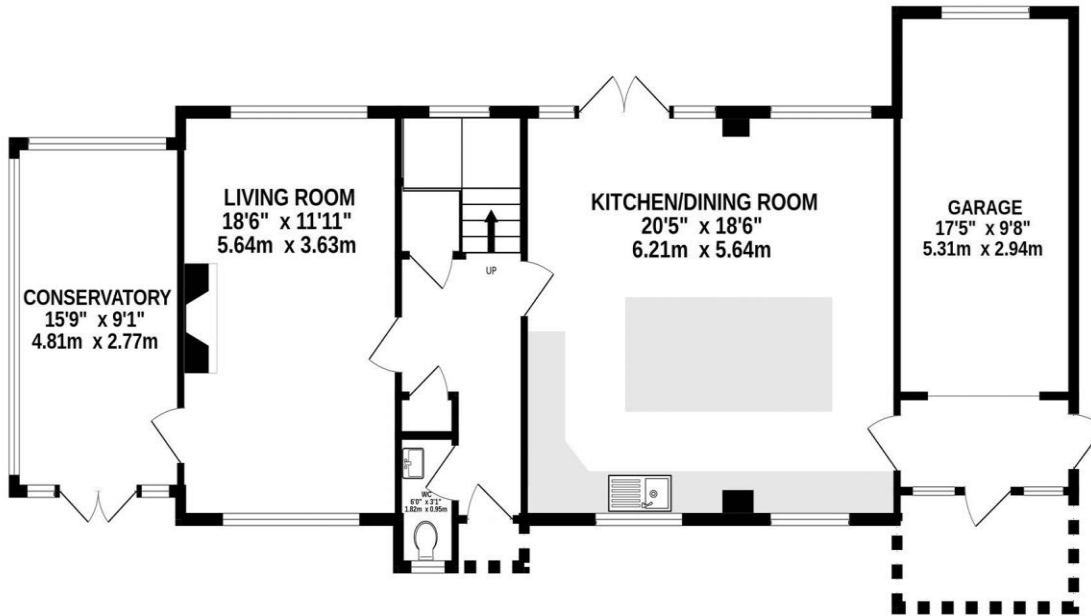
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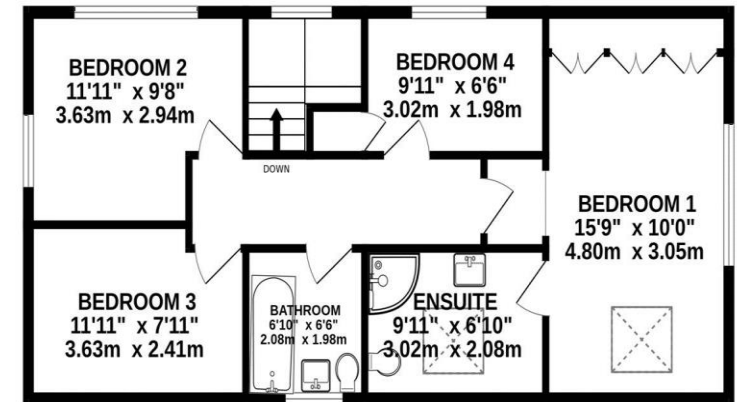
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GROUND FLOOR
1132 sq.ft. (105.2 sq.m.) approx.



1ST FLOOR
674 sq.ft. (62.6 sq.m.) approx.



TOTAL FLOOR AREA : 1806 sq.ft. (167.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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