



5 Manor Chase, Long Marston  
York, North Yorkshire YO26 7RB

Guide Price £239,950

  
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PERSONAL AGENTS



Bishops Personal Agents offer for sale, a well presented two-bedroom end of terraced house, located in the quiet village of Long Marston, off Tockwith Road, a historical village, which is on the site of the Battle of Marston Moor. This cottage style property, set in a quiet cul-de-sac around a central green, gives any buyer the opportunity to add their own stamp and style, creating a bright and spacious home, which will appeal to a multitude of buyers, including singletons, professional couples and those looking to retire in their forever home. With the benefit of electric heating and double glazing in brief comprises; Front entrance porch, a door leading into the spacious living room, the focal point being the feature cast iron fireplace with an open grate, perfect for cosy evenings and an open staircase to the first floor. Onwards a door leads us into the fitted kitchen, with a range of modern units and space for a table and chairs, a rear door lead out to the rear. On the first floor we find two bedrooms, both with built in wardrobes and the principal with en-suite shower. Outside to rear there is a fenced and paved courtyard garden, with a shed and side gated access to a parking area. 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. Sold with no onward chain! Please do arrange to view this excellent property as soon as possible, not to miss out.

**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.**



### Living Room

14' 11" x 14' 7" (4.54m x 4.44m)

Entrance door, double glazed windows to front aspect, feature cast iron fireplace with tiled insets, wood surround and open grate, dado rail, tv\* and telephone points\*, understairs storage and wall heater\*. Staircase to first floor accommodation. Door leading to...

### Kitchen/Breakfast Room

14' 11" x 8' 7" (4.54m x 2.61m)

The kitchen is fitted with a modern range of base and wall mounted units with matching work preparation surfaces over, round steel sink and drainer with mixer taps, electric cooker \*, electric hob\*, plumbing for washing machine\* and space for a fridge and freezer, double glazed windows to the rear aspect and wall heater\*. Door leading to the garden.

### First Floor Landing

Double glazed window to side aspect, access hatch to the loft. Doors leading to...

### Bedroom 1

11' 7" x 11' 0" (3.53m x 3.35m)

Double glazed bay windows to front aspect, built in wardrobes, airing cupboard and wall heater\*. Door leading to...

### En-suite

5' 11" x 4' 9" (1.80m x 1.45m)

White three piece suite comprising; Shower cubicle with electric shower\*, pedestal wash hand basin, set in a vanity unit with mixer taps, low level wc, double glazed windows to front aspect and heated rail\*.

### Bedroom 2

10' 3" x 8' 8" (3.12m x 2.64m)

Double glazed windows to rear aspect, built in wardrobes and tv point\*.

### Bathroom

6' 7" x 5' 5" (2.01m x 1.65m)

White three piece suite comprising; Bath, pedestal wash hand basin, low level wc, double glazed windows to rear aspect and heated rail\*.

### Outside

Externally to the side we find an allocated off street parking area, providing ample off street parking. Gated side access leads to the rear of the house, where we find a fenced and paved courtyard garden with a shed, perfect for outside entertaining.

### Agents Note

Epc rating E. Council tax band C.

Broadband supplier: BT.

Broadband speed: Standard Speed.

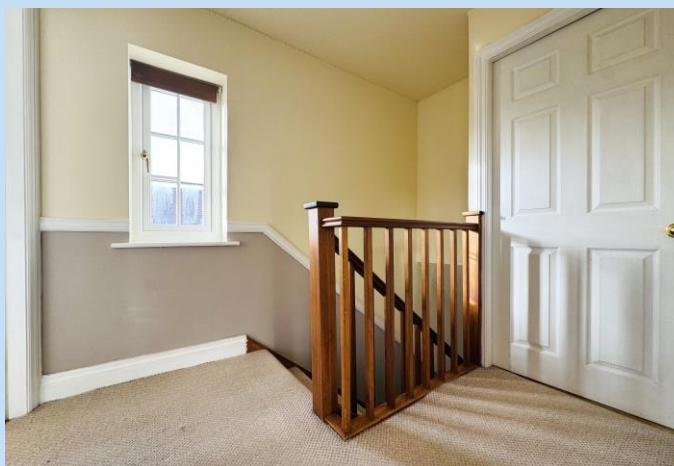
Water supplier: Yorkshire Water.

Gas supplier: No Gas supply.

Electricity supplier: OVO.









## Energy performance certificate (EPC)

5 Manor Chase Long Marston YORK YO26 7RB	Energy rating <b>E</b>	Valid until:	19 August 2034
		Certificate number:	9512-3041-0208-7264-0200
Property type		Mid-terrace house	
Total floor area		73 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>).

**Bishops Personal Agents**

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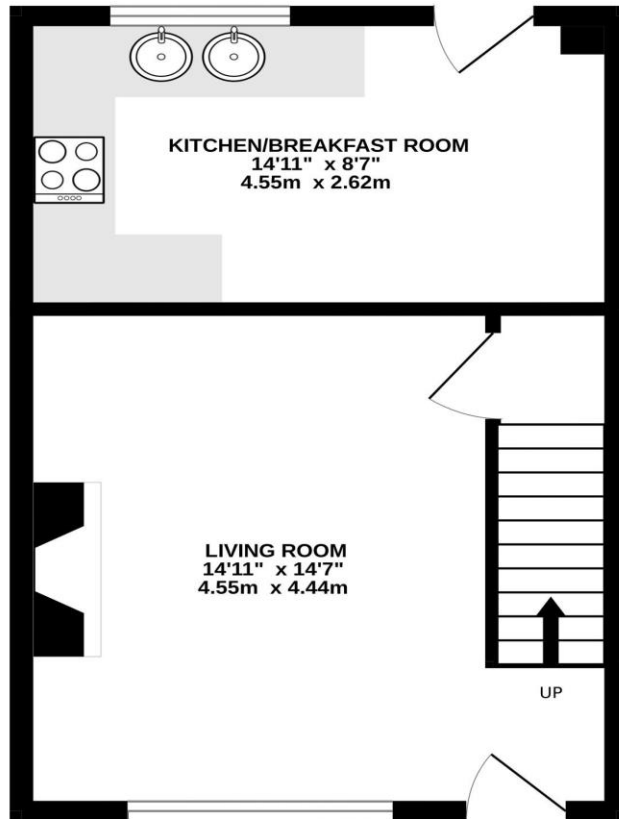
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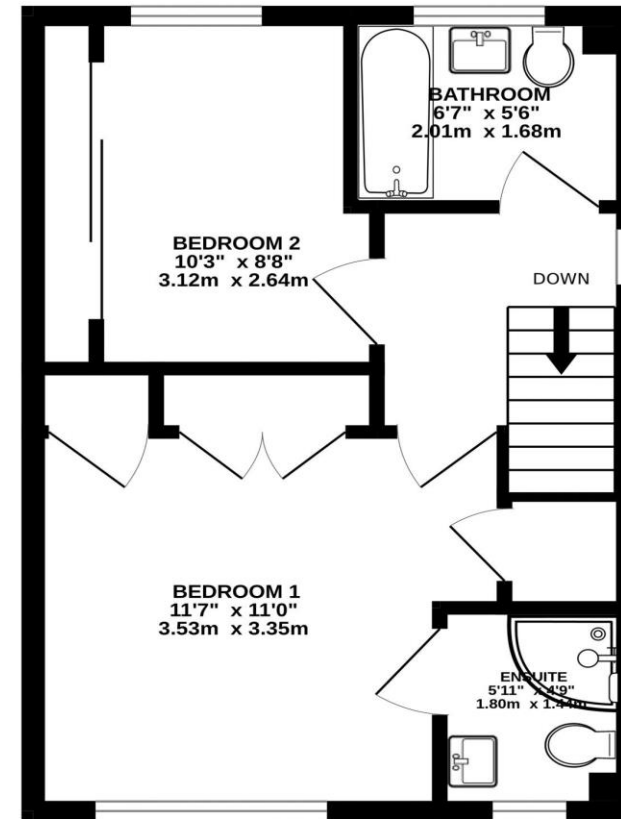
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GROUND FLOOR  
335 sq.ft. (31.1 sq.m.) approx.



1ST FLOOR  
343 sq.ft. (31.8 sq.m.) approx.



TOTAL FLOOR AREA : 677 sq.ft. (62.9 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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