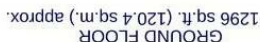


property on behalf of the vendor.

- Well House Close
Long Marston, York
YO26 7PF



While every attempt has been made to ensure the accuracy of the foregoing, measurements of rooms and any other items are approximate. It included in the plan the dimensions will form part of the overall floor area and no responsibility is taken for any 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.

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Well House Close
Long Marston, York
YO26 7PF

£685,000

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This contemporary home is nestled in a charming and compact development in Long Marston, a sought-after village with convenient access to York, Wetherby, and Harrogate.

This exceptional detached family residence boasts elegant reception areas ideal for both entertaining and everyday living, along with five spacious bedrooms. The property offers excellent connectivity to the A64, A59, and A1.

With approximately 2,900SQFT of versatile living space, the home features a sitting room with a bay window, perfect for hosting guests. This room flows into a conservatory with built-in window seats, which provides direct access to the garden. The breakfasting kitchen, with its dual aspect and dining area, also opens to the garden. The kitchen is well-equipped with a range of wall and base units, a granite work surface, a double oven, a gas hob, and a dishwasher.

The ground floor also includes a shower room, a utility room with plumbing for a washing machine and a sink, and a study.

On the first floor, you'll find three generously sized bedrooms. The principal bedroom is dual-aspect and features an en-suite bathroom with a separate shower, two wash basins, a dressing area with integrated wardrobes, and a linen cupboard. The other two double bedrooms come with integrated wardrobes and share a family bathroom.

The second floor offers additional impressive living space, including two double bedrooms, a walk-in cupboard, and a bathroom with integrated storage.

The house is accessed via a private drive shared with two neighbouring properties. The south-facing garden is situated at the front and side of the home, fully enclosed for privacy. There is a patio adjacent to the conservatory, ideal for summer gatherings and outdoor entertaining. The garden includes a lawn, shrubs, and a double garage located to the west of the house, with additional vehicle parking available at the front.

Council Tax Band: G

