

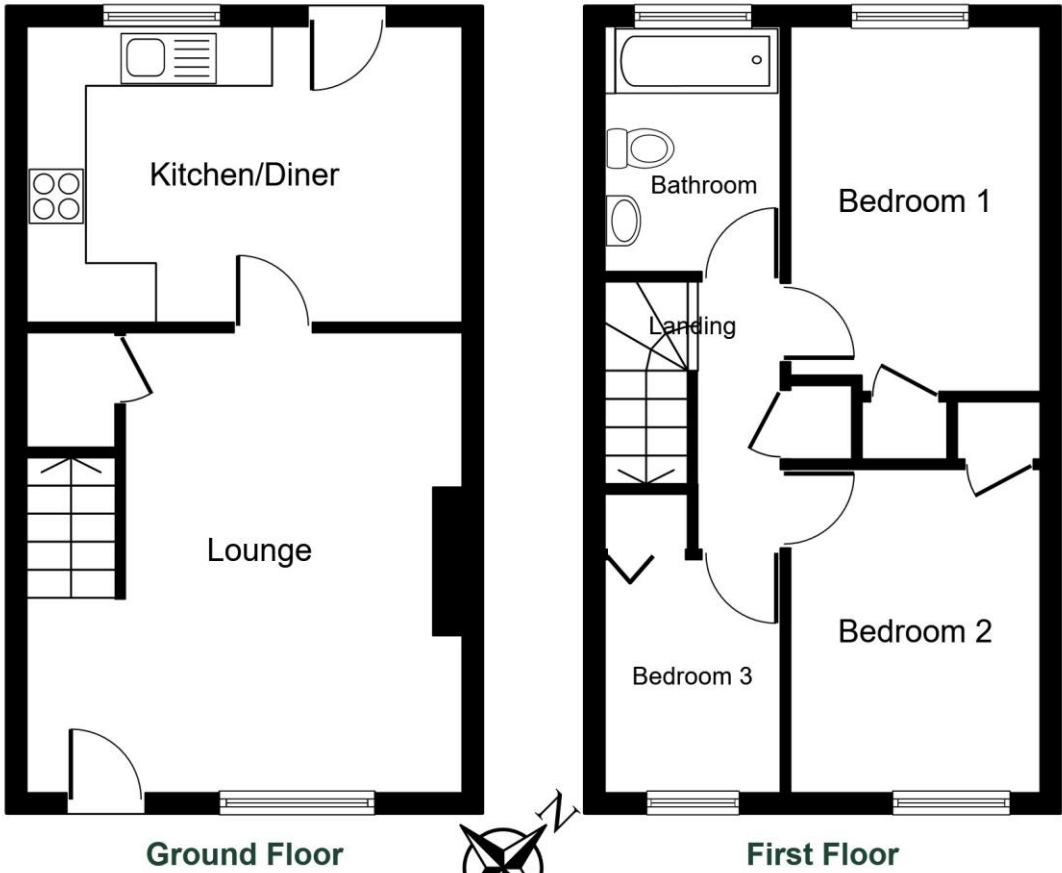
All mortgages are subject to status and valuation. Any lender will require a charge on the property.

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

Written quotations are available on request.

Details prepared February 2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C		
55-68	D	63   D	
39-54	E		
21-38	F		
1-20	G		



12 Manor Chase, Long Marston, YO26 7RB  
Total floor area 68.6 sq.m. (738.4 sq.ft.) Approx  
NOT TO SCALE For layout guidance only

**MISREPRESENTATION ACT**

Renton & Parr Ltd for themselves and for the Vendors or lessors of this property whose agents they give notice that :-

1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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**Long Marston ~ 12 Manor Chase, YO26 7RB**

An attractive three bedroom “cottage-style” end of terrace home forming part of an exclusive development centred around a charming front lawn with white picket fencing. Conveniently located with easy access to Wetherby and York.

- Three bedroom end of terrace home
- Cosy living room with multi-fuel stove
- "Cottage" style kitchen/diner
- Off-road parking and single garage
- Cottage Garden to the front, and large grassed area
- Private and enclosed garden to rear
- Charming village location



**1 Recep**



**3 Beds**



**1 Bath**

**£310,000 OFFERS IN THE REGION OF**



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**LONG MARSTON**

Long Marston, a historical village on the site of the Battle of Marston Moor, is a quiet village on the edge of York surrounded by beautiful open countryside. This thriving village benefits from extensive walks, a historic church, pub and village hall with excellent facilities such as a recently updated playground, adult gym and large sports fields. The village also benefits from a primary school with Outstanding Early Years provision, small class sizes, generous outdoor spaces and a nurturing environment. The village is midway between the Market Town of Wetherby and York; and the neighbouring village of Tockwith, offers a post office, mini supermarket, hairdresser and two pubs.

**DIRECTIONS**

Proceeding along the B1224 from Wetherby towards York passing through Bilton in Ainsty, the next village is Long Marston. At the crossroads turn left by the side of the Sun Inn towards Tockwith, over the mini roundabout, and after approximately half a mile Manor Chase is on the left hand side. Upon entering the development the property is located on your right hand side identified with a Renton & Parr for sale board.

**THE PROPERTY**

Located on a quiet cul-de-sac, this delightful three-bedroom property forms the left-hand terrace of four overlooking a front lawn of which; a proportion is owned by the property. Quietly situated behind a charming white picket fence the accommodation benefits from a large, shared driveway, a generous single garage and a pretty cottage garden overlooking a small family farm. The property will particularly appeal to singletons, professional couples and those looking to downsize:-

**GROUND FLOOR**

**LIVING ROOM**

4.64m x 4.42m (15'2" x 14'6")  
A bright and airy living space with double glazed UPVC window to front overlooking the pleasant cul-de-sac. Feature fireplace with stone hearth and recently installed multifuel burning stove. In-built storage cupboard to chimney recess, two electric storage heaters, staircase leading to first floor with useful storage cupboard underneath, central pendant light fitting.



**KITCHEN/DINER**

4.41m x 2.99m (14'5" x 9'9")  
With Shaker style fitted kitchen comprising a range of wall and base units including cupboards and drawers along with work surfaces and tiled splashbacks. Integrated appliances include Neff electric oven with four ring induction hob and extractor hood above. Space and plumbing for automatic washing machine, under-counter dishwasher and space for full height fridge freezer. Stainless steel sink unit with drainer and mixer taps, double glazed UPVC window overlooking rear garden, further double glazed rear door, two pendant light fittings and tile effect vinyl floor covering



**FIRST FLOOR**

**LANDING**

With loft access hatch, airing cupboard housing insulated water tank and pendant light fitting.

**BEDROOM ONE**

3.68m x 2.56m (12'0" x 8'4")  
A bright double bedroom with double glazed UPVC window to rear overlooking rear garden and neighbouring farm beyond, electric storage heater beneath, fitted wardrobe cupboard, central pendant light fitting.



**BEDROOM TWO**

3.31m x 2.55m (10'10" x 8'4")  
Second double bedroom with double glazed window to front enjoying attractive open aspect across the cul-de-sac and over communal front garden. Electric storage heater beneath, useful fitted wardrobe cupboard, central pendant light fitting.

**BEDROOM THREE**

2.36m x 1.78m (7'8" x 5'10")  
Single bedroom / study with double glazed window to front, electric storage heater, sliding doors to in-built storage cupboard and central light fitting.

**HOUSE BATHROOM**

2.49m x 1.77m (8'2" x 5'9")  
Fitted with a modern white suite comprising low flush w.c., pedestal wash basin, panelled bath with shower and screen above, double glazed window to rear, part tiled walls and window sill with vinyl floor covering, ladder effect heated towel rail, central light fitting and extractor fan.



**TO THE OUTSIDE**

Shared gravel driveway provides off-road parking for several vehicles in front of :-

**SINGLE GARAGE**

5.47m x 2.62m (17'11" x 8'7")  
A generous size garage space with manual up and over door, double glazed window to side and additional rear door accessed from the garden, light and power laid on with additional mezzanine storage space above.

**GARDENS**

The freehold includes the largest percentage of the large lawn area in front of the property. Behind a white picket fence the property enjoys a private "cottage style" front garden with patio space for outdoor seating and bordered with low level bushes and shrubs, gravel path leading to front door. "

**REAR GARDEN**

Is set mainly to lawn with timber fencing, bordered with shaped flower beds housing an array of neatly maintained bushes and shrubs. A flagged patio area provides space for outdoor seating with handgate to side leading onto gravelled driveway.



**COUNCIL TAX**

Band D (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

**MORTGAGES**

If you require mortgage facilities on this or indeed any other property we should be only too pleased to assist. We have a good connection with a leading Independent Mortgage Advisor who will offer free expert and impartial advice, which is of course confidential, and without obligation, please ask for further details.