

INTEGRAL GARAGE

18' 8" x 18' 0" (5.69m x 5.49m) to widest point
With electric up and over door, light and power laid on.
Window to rear.

TO THE OUTSIDE

Private electric gates to front serve access to a long block paved driveway approaching the property providing ample off-street parking for multiple vehicles and leading to :-

GARDENS

A neat parcel of lawn to front with deep well-stocked borders to the perimeter, established hedging affording an excellent degree of privacy. Handgate and path to the side leads to rear garden which is exceptionally private boasting a variety of tree specimens, deep well-stocked borders, large shaped lawn and various hard-standing seating areas providing space for relaxation and entertaining in this delightful south facing garden.



COUNCIL TAX

Band G.

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.

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 October 2020

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

MISREPRESENTATION ACT

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

- 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.
- 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.
- No person in the employment of Renton & Parr Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



Linton ~ Rushgreen, The Ridge, Linton, LS22 4HJ

“Rushgreen” is a substantial detached bungalow set amidst private and mature garden grounds, quietly positioned at the top of this highly sought after and prestigious road within Linton village. Excellently placed for ease of access to Wetherby town centre and road network links for commuting further afield.

- Substantial detached bungalow
- Three double bedrooms
- Master bedroom with en-suite bathroom
- Superb 25ft lounge with conservatory to rear
- Breakfast kitchen, utility and w.c.
- Security gates and double garage
- Private mature gardens
- No onward chain



2 Recep 3 Beds 2 Baths 1 En-suite

£790,000 PRICE REGION FOR THE FREEHOLD



CHARTERED SURVEYORS
ESTATE AGENTS
VALUERS

01937 582731
sales@rentonandparr.co.uk
rentonandparr.co.uk

Premium

All-round excellence, all round Wetherby since 1950

LINTON

The Village of Linton on Wharfe 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

Proceeding from Wetherby along Westgate take the first left turning at the mini roundabout into Linton Road. Turn left onto Linton Lane and continue for a short while past the Golf Club and turn right into The Ridge. Continue to the end and the property is identified on the right hand side by a Renton & Parr for sale board.

THE PROPERTY

Rushgreen is a substantial three bedroom detached bungalow of individual design enjoying a highly private and desirable position at the top of The Ridge.



The property is immaculately presented and fitted with quality fixtures and fittings. Although lovingly cared for over the years would now benefit from cosmetic improvements to personal taste. Offering tremendous potential and possible development opportunities (subject to necessary planning consent). Fitted with warm air ducted heating the accommodation in further detail giving approximate room dimensions comprises :-

ENTRANCE PORTICO

With outside lighting and front door leading into :-

RECEPTION HALLWAY

14'6" x 9'10" (4.42m x 3m)

With parquet wood effect floor covering, decorative ceiling cornice, telephone point, built in cloaks cupboard and store cupboard.

LOUNGE

26'2" x 13'5" (7.98m x 4.09m)

A light and spacious room with double glazed windows to rear and side elevation, "living flame" coal effect gas fire with exposed stone chimney breast, decorative ceiling cornice, recess with T.V. aerial and shelving above, internal sliding doors leading to :-



CONSERVATORY

14'10" x 10'2" (4.52m x 3.1m)

With double glazed UPVC windows to sides and glazed vaulted roof with fan light, double patio doors, tiled floor covering, electric radiator.



DINING ROOM

14'7" x 12' (4.44m x 3.66m)

With large double glazed window to side elevation, exposed feature stone wall, decorative ceiling cornice, recess shelving in glass display cabinets.



BREAKFAST KITCHEN

13'10" x 12' (4.22m x 3.66m)

Comprehensively fitted with a range of wall and base units, cupboards and drawers, worktop with tiled splashbacks, inset one and a quarter sink unit with mixer tap, four ring gas hob, fan assist oven and microwave oven above, integrated fridge. A matching central island with cupboards beneath and breakfast bar, double glazed window to front elevation, ceiling spotlights, internal doorway leading to :-



UTILITY

16'6" x 7'2" (5.03m x 2.18m)

Fitted with matching wall and base units, cupboards and drawers, work surfaces with inset sink unit and mixer tap, space and plumbing for automatic washing machine and dishwasher, integrated freezer, tiled splashback, single door to front and single door to rear garden.

W.C.

A white suite comprising pedestal wash hand basin with tiled splashback, low flush w.c., with concealed cistern, window to rear, ceiling cornice.

MASTER BEDROOM

16'x 14'8" (4.88m x 4.47m)

With large double glazed window to rear revealing a splendid outlook over established private rear garden, fitted bedroom furniture to three sides boasting ample wardrobe and storage space, dressing table and drawers beneath. Decorative ceiling cornice, doorway leading to :-



EN-SUITE BATHROOM

10'9" x 8' (3.28m x 2.44m)

Fitted with a coloured bathroom suite comprising bath with mixer tap and shower hand piece, low flush w.c. with concealed cistern, bidet, vanity wash basin with cupboards and drawers beneath, linen cupboard housing insulated water cylinder, tiled floor covering, double glazed window to side, ceiling lights, double shaver socket, electric heated towel rail.

BEDROOM TWO

14'x 10'8" (4.27m x 3.25m)

With large double glazed window to front aspect, fitted wardrobes, hatch and drop-down ladder revealing access to useful loft space, decorative ceiling cornice.

BEDROOM THREE

16'2" x 9'10" (4.93m x 3m)

With double glazed window to rear, currently used as a study, built in wardrobe, decorative ceiling cornice, T.V. aerial.

SHOWER ROOM

8'1" x 6' (2.46m x 1.83m)

Fitted suite comprising vanity wash basin with cupboard beneath, recess shelving, low flush w.c., with concealed cistern, walk-in shower cubicle with tiled walls, ceiling cornice, spotlights, extractor fan. Window to front elevation.