



Renton  
& Parr

*Premium*

HUNTERS MOON | TRIP GARTH | LINTON | WETHERBY |  
WEST YORKSHIRE | LS22 4HY



# HUNTERS MOON, TRIP GARTH, LINTON, WETHERBY, WEST YORKSHIRE, LS22 4HY

Wetherby 2 miles, Leeds 14.3 miles, Harrogate, 10.2 miles, Leeds/Bradford Airport 16 miles, A1(M) 2.5 miles (all distances approximate)

## **A substantial four-bedroom, three bathroom stone built detached house extended and modernised providing excellent family accommodation.**

Hunters Moon now extends to approximately 3500 sq ft of delightful light and spacious accommodation arranged over lower ground, ground and first floor level.

Approached from the front of the property a generous reception hall opens up into an excellent lounge with double doors opening into a rear snug having staircase leading down to the lower ground floor. The focal point is the spacious dining kitchen with central island, breakfast bar and French windows leading out onto a full width balcony at the rear. The dining room also has French windows leading out onto the balcony and a bedroom on this level benefits from an en-suite shower room.

The lower ground floor provides an excellent family room or playroom or indeed a home office with utility room, downstairs cloakroom and two useful storage areas.

On the first floor, the master bedroom has a comprehensive range of fitted furniture and en-suite bathroom. There are two further double bedrooms and family bathroom.

To the outside, the property is approached by electronically operated wrought iron gates providing privacy and security to an enclosed garden lawned to three sides and driveway providing generous off-road parking.

There is a current planning consent for a further side extension to provide single garage with study off the dining room and bedroom above. Planning application decision number 15/00509/FU.

Linton remains one of the most sought-after villages in the Wetherby district noted for its high quality and individual properties, village hall and tennis courts and a four hundred and fifty year old inn packed full of old English character.

Linton is conveniently placed for daily travel to Leeds, Harrogate and York with excellent shops and schools in the neighbouring market town of Wetherby. The area offers a wide variety of sporting and recreational facilities including local golf course. There are intercity rail links in both Leeds and York and ease of access to the region's motorways, and the Leeds/Bradford international airport for the international commuters.





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## 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 out of Wetherby along Westgate, turn first left at the mini-roundabout onto Linton Road. Left into Linton Lane passing the Golf Club on the left and proceed as far as the centre of the village opposite the Windmill Inn before turning right into Trip Lane and first left into Trip Garth where the property is situated on the left hand side identified by a Renton & Parr for sale board.

### THE PROPERTY

An internal inspection is strongly recommended to fully appreciate this substantial stone built detached family house arranged over three levels with excellent lower ground floor games room/living room potential teenage suite. Benefiting from gas fired central heating and double glazed windows, the accommodation in further detail giving approximate room sizes comprises :-

### SPACIOUS L SHAPED RECEPTION

**HALL** 18' 8" x 5' 9" (5.69m x 1.75m) + 20' 2" x 6' 3" (6.15m x 1.91m)

Having front entrance door, double glazed window, two radiators, staircase to first floor, built in cloaks cupboard. Storage cupboard.

### CLOAKROOM

Tiled walls and floor, modern white suite comprising low flush w.c., vanity wash basin with cupboards under, chrome heated towel rail, double glazed window, loft access.

### LOUNGE

22' 7" x 16' (6.88m x 4.88m)

A light and spacious room with double glazed windows to front and side elevation, recess ceiling lighting, ceiling cornice, radiator, hole in the wall "living flame" gas fire, double doors opening into :-

### SNUG

16' 1" x 7' 9" (4.9m x 2.36m) overall Including staircase to lower ground floor, double glazed side window and French doors to rear balcony. Radiator, ceiling cornice, ceiling lighting.

### DINING ROOM

18' x 11' (5.49m x 3.35m) With wood effect flooring, radiator, French doors and windows to rear balcony, connecting door to kitchen and hallway.

### DINING KITCHEN

20' x 17' 10" (6.1m x 5.44m) Comprehensively fitted with extensive range of wall and base units including cupboards and drawers, granite worktops with splashbacks and tiled surrounds, one and a half bowl sink unit with mixer taps, integrated Neff appliances including two

ovens, microwave and steam oven, five ring gas hob, full depth fridge and freezer, dishwasher, wine rack, wine cooler, central island, breakfast bar with cupboards and drawers under, radiator, French doors and window leading out onto rear balcony.

### BALCONY

48' x 7' (14.63m x 2.13m)

Extending the width of the rear with wrought iron railings and seating, outdoor lighting.

### BEDROOM TWO

21' 7" x 12' (6.58m x 3.66m) narrowing to 6' 10" (2.08m) Two double glazed windows to front, radiator.

### EN-SUITE SHOWER

Tiled walls and floor with five-piece modern white suite comprising walk-in shower cubicle, bidet, low flush w.c., twin sinks with cupboards under, chrome heated towel rail, recess ceiling lighting, shaver socket, underfloor heating.

### LOWER GROUND FLOOR

### SUPERB OPEN PLAN GAMES ROOM / HOME OFFICE / SNOOKER ROOM

35' 6" x 25' 2" (10.82m x 7.67m) Narrowing to 13' 6" (4.11m) Having double glazed windows to two sides including Frenchy doors to rear garden, recess ceiling lighting, laminate floor, two radiators, two access points to underfloor storage area.

### CLOAKROOM

Low flush w.c., vanity wash basin, chrome heated towel rail, extractor fan.

### UTILITY ROOM

11' 8" x 10' 3" (3.56m x 3.12m) Well-fitted with range of wall and base cupboards, worktops with tiled splashbacks, stainless steel sink unit with mixer taps, plumbed for automatic washing machine, space for tumble dryer, radiator, laminate floor, double glazed windows.

### FIRST FLOOR

### LANDING

### MASTER BEDROOM SUITE

Comprising :-

### BEDROOM ONE

16' 8" x 11' 11" (5.08m x 3.63m) plus recess

Having a range of fitted wardrobes with matching drawers, double glazed window to front, two Velux windows to rear, radiator, loft access.

### EN-SUITE BATHROOM

12' 3" x 6' (3.73m x 1.83m) Tiled walls and floor and five piece suite comprising Jacuzzi bath, separate shower, low flush w.c., twin sinks with cupboards under, double glazed window, recess ceiling lighting, underfloor heating.

### BEDROOM THREE

15' 10" x 9' (4.83m x 2.74m) Double glazed windows to front and Velux windows to rear, radiator.

### BEDROOM FOUR

13' 5" x 8' 10" (4.09m x 2.69m) Double glazed window to front, radiator.



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### FAMILY BATHROOM

11' 5" x 4' 5" (3.48m x 1.35m) Having tiled walls and floor, modern stylish three piece white suite comprising bath with mixer taps and shower attachment, vanity wash basin with cupboards under, low flush w.c., chrome heated towel rail, recess ceiling lighting, shaver socket.

### TO THE OUTSIDE

Hunters Moon stands in enclosed and private garden grounds with electrically operated entrance gates revealing a wide tarmac driveway providing off road parking for several vehicles.

N.B. Planning permission exists reference no 15/00509/FU for an integral garage with rooms above.

### GARDENS

Low stone wall to front with established bushes and shrubs, stone flagged path to front entrance steps. The rear garden is extremely private with established laurel and conifer hedging and comprises lawn to side and rear with well-stocked borders, patio area, ideal for outdoor entertaining. Outdoor lighting.

### COUNCIL TAX

Band G (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 etc photographed are included in the sale.

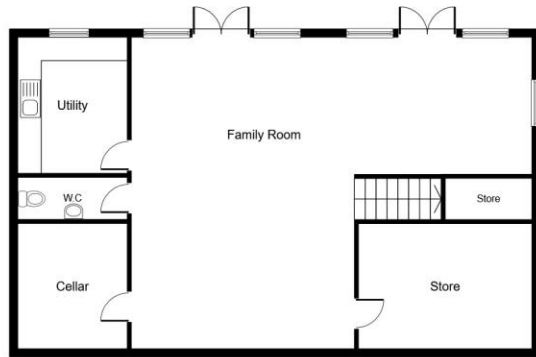
### VIEWING

By appointment with the Chartered Surveyors, Renton & Parr at their offices, Market Place, Wetherby. Telephone (01937) 582731

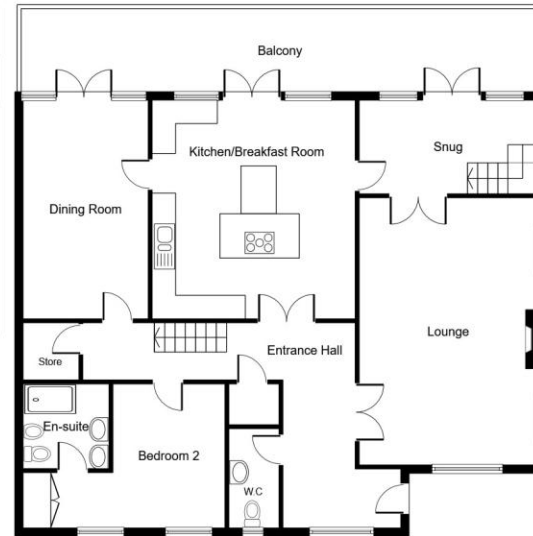
Details prepared July 2022

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73   c	79   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		





**Lower Ground Floor**



**Ground Floor**



**First Floor**

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Total floor area 326 sq.m. (3,509 sq.ft.) Approx

NOT TO SCALE For layout guidance only



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## Renton & Parr

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