

#### BEDROOM FOUR

3.86m x 3.38m (12'8" x 11'1")

Including fitted wardrobes to one wall, ceiling cornice, double glazed window to front, radiator.

#### BATHROOM

3.45m x 1.73m (11'4" x 5'8")

Having four piece white suite comprising roll top bath with claw feet, vanity basin with drawers under, low flush w.c., walk in shower, tiled floor with underfloor heating, chrome heated towel rail, extractor fan and ceiling cornice, Velux window.

#### TO THE OUTSIDE

The property is approached through stone boundary wall with locally known stone lions to each side of the entrance entering into a gravelled drive with ample off-road parking for several vehicles, in turn accessing :-

#### GARAGE

5.26m x 3.58m (17'3" x 11'9")

Electric up and over door, light and power laid on. Sink, side door and window.

#### GARDENS

Flower beds to front with side gates leading round to enclosed rear garden comprising extensive lawn with a variety of fruit trees. There is a further vegetable and fruit garden at the bottom with timber shed and compost heap, greenhouse with power. There is also a :-

#### OPEN PLAN SUMMER HOUSE

3.25m x 2.74m (10'8" x 9'0")

With recreational seating and separate patio area. There are several power points around the property, together with outside water tap and lighting. The overall site is approximately 1/3rd of an acre.



#### COUNCIL TAX

Band F (from internet enquiry).

#### SERVICES

We understand all mains services are connected. Gas fired central heating installed.

#### 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

Details prepared February 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



## Hillam ~ Ridgefield, 84 Lumby Hill, LS25 5HS

An outstanding 1930's style double fronted detached house, significantly extended and improved to provide excellent family accommodation with the benefit of generous sized gardens of approximately 1/3rd of an acre. Available with no onward chain.

- Stunning open plan kitchen/diner with lounge and living room
- Walk-in pantry and utility room
- Separate study
- Principal bedroom with en-suite shower and dressing room/bedroom five
- Bedroom 2 with en suite shower
- Two further double bedrooms, family bathroom
- Generous size gardens of approximately 1/3rd of an acre with ample parking to the front

**£695,000** PRICE REGION FOR THE FREEHOLD

3 5 3

#### 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.
3. 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.



CHARTERED SURVEYORS  
ESTATE AGENTS  
VALUERS

01937 582731

sales@rentonandparr.co.uk  
rentonandparr.co.uk

All-round excellence, all round Wetherby since 1950



## HILAM

Is a popular and historic village adjacent to Monk Fryston. Both these villages have their own facilities including shop and restaurants with further ranges of amenities available in Selby, York and Leeds. Situated some 5 minutes drive of the A1M with the M1, M62 and A64 also within easy reach.

### DIRECTIONS

From the A1, south take junction 42 and proceed along the A63 towards Selby. Proceeding through Monk Fryston before right into Water Lane. Passing Monk Fryston C of E Primary School on the right hand side, continue into Lumby Hill, the property is then identified on the right hand side by a Renton & Parr for sale board.



### THE PROPERTY

An internal inspection is strongly recommended of this individual 1930's style detached family house, tastefully decorated throughout and appointed to a good standard with oak internal doors, double glazed windows and gas fired central heating system.

The accommodation in further detail giving approximate room sizes comprises :-

### GROUND FLOOR

#### ENTRANCE PORCH

Leading to :-

#### ENTRANCE HALL

4.17m x 2.06m (13'8" x 6'9")

Having composite double glazed entrance door and double glazed frosted windows to side, radiator, original parquet flooring, staircase to first floor with understairs storage cupboard, ceiling cornice.

#### STUDY

3.81m x 3.48m (12'6" x 11'5")

Double glazed bay window to front, radiator, three built in storage cupboards, wooden floor and ceiling cornice.

#### LOUNGE

6.5m x 3.48m (21'4" x 11'5")

Double glazed bay window to front, radiator, laminate wood flooring, ceiling cornice, multi-fuel cast iron fire, open plan to :-



#### KITCHEN-DINER

7.32m x 3.76m (24'0" x 12'4")



With dining area and separate kitchen space. Well fitted with range of wall and base units, complimented by Quartz worksurfaces with an 'L' shaped finish, having under set twin ceramic sink with mixer tap, hide-a-way pull out plug USB station, integrated double Neff slide & hide eye level ovens, warming drawer, six ring gas hob with extractor

hood above, breakfast bar, ceiling downlighters, double glazed windows to side and rear elevation, tiled flooring.

#### WALK-IN PANTRY

3.48m x 1.96m (11'5" x 6'5")

Tiled floor, matching units, laminate work surfaces, double glazed window, shelving and space for American style fridge freezer.

#### LIVING ROOM

4.75m x 3.23m (15'7" x 10'7")

Two double glazed windows to side aspect, two further windows to rear with French doors overlooking the garden, two radiators, ceiling downlighting, tiled floor.



#### UTILITY ROOM

2.51m x 1.63m (8'3" x 5'4")

Matching base units, laminate work surface, sink with mixer tap, chrome heated towel rail, tiled floor, composite double glazed entrance door, plumbed for automatic washing machine, extractor and door leading to :-

#### DOWNSTAIRS TOILET

With low flush w.c., wash basin, tiled floor, extractor fan, double glazed window.

### FIRST FLOOR

#### LANDING

Double glazed window to front, radiator, loft hatch, ceiling cornice.

#### PRINCIPAL BEDROOM

3.84m x 3.38m (12'7" x 11'1")

Double glazed window overlooking rear garden, radiator.



#### EN-SUITE SHOWER ROOM

Comprising large shower enclosure, low flush w.c., vanity wash basin, tiled floor, chrome heated towel rail, double glazed frosted window, shaver point, ceiling downlighters and extractor fan.



#### EN-SUITE DRESSING ROOM / BEDROOM FIVE

3.48m x 2.39m (11'5" x 7'10")

Sky-light window, ceiling cornice (currently used as a dressing room by the existing owners and which can easily be closed off and used as a separate bedroom, if preferred).

#### BEDROOM TWO

3.76m x 3.23m (12'4" x 10'7")

Double glazed window to rear overlooking the garden with countryside views beyond, radiator, pull-down loft hatch and access to :-

#### EN-SUITE

Walk-in shower, low flush w.c., vanity wash basin, tiled floor, chrome heated towel rail, ceiling lighting, extractor fan.

#### BEDROOM THREE

3.48m x 3.18m (11'5" x 10'5")

Double glazed window to front, radiator.