



Lingcroft House, Selby Road,
York, Fulford, YO19 4RE
£3,600 Per Month



ALL ENQUIRIES PLEASE CONTACT ALLY TINDELL AT HALIFAX ESTATES-
<https://www.halifaxestates.co.uk/properties/864/>

Lingcroft House is a beautifully renovated 6 bedroom family home which sits just outside of York, making it the ideal property for commuters looking for a more rural property feel but within close proximity to York and all of its amenities.

The property itself is situated down a shared driveway just off the Selby road. The property comprises entrance hall, utility, kitchen with Aga, large dining room, living room, snug and store. To the first floor are 4 double bedrooms two with en-suites and a family bathroom. To the second floor are 2 further bedrooms both benefitting from en-suites. Externally there is a gravel driveway with ample parking, office and double garage.

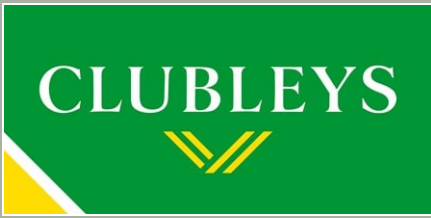
There are further outbuildings, stabling and paddocks that may be available by separate negotiation.

EPC RATING C (77)
COUNCIL TAX BAND G
DEPOSIT £4,153
AVAILABLE NOVEMBER



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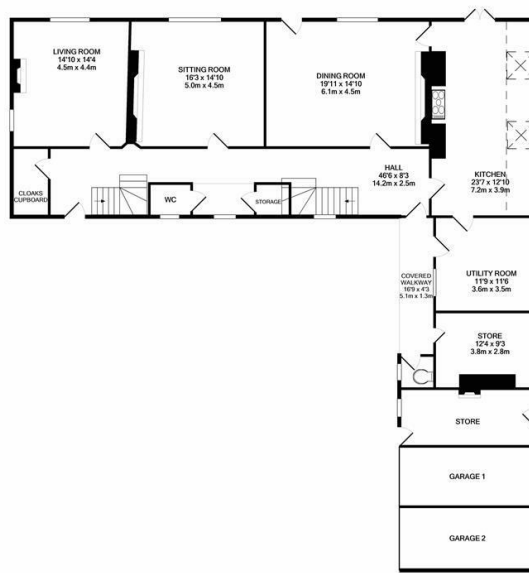


Tenure:
City of York Council
BAND: G

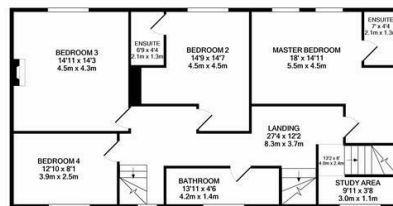
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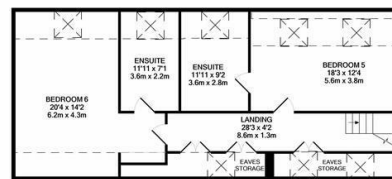
Estate Agents | Lettings Agents | Chartered Surveyors



GROUND FLOOR



1ST FLOOR



2ND FLOOR

AGENTS NOTES

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

VIEWING

By appointment with the Agent.

OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

MATERIAL INFORMATION

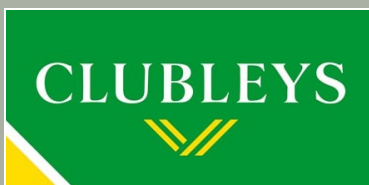
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

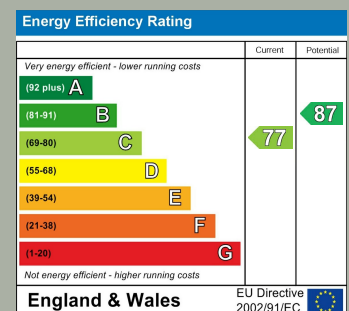
MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmeffeld Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmeffeldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmeffeld Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.



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Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.