



HUNTERS[®]
HERE TO GET *you* THERE

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Grange Garth, Linton On Ouse, York

Guide Price £200,000

- TWO BEDROOMS
- AIR SOURCE HEATING
- EPC RATING B

- MID TERRACE
- SOLAR PANELS
- COUNCIL TAX BAND B

- WELL PRESENTED
- ALLOCATED PARKING

LOUNGE/DINER

Fireplace with inset electric fire, window to front aspect, radiator, stairs to first floor

KITCHEN

Fitted with a range of base and wall mounted units with matching preparation surfaces, inset single drainer sink unit with mixer tap, integrated electric oven, hob and extractor, plumbing for washing machine, space for tumble dryer, space for fridge freezer, breakfast bar, window to rear aspect, part glazed door to rear aspect, radiator

FIRST FLOOR LANDING

Loft access point (part boarded), radiator

BEDROOM ONE

Windows x 2 to front aspect, radiator

BEDROOM TWO

Window to rear aspect, radiator

BATHROOM

Panelled bath with electric shower over, low flush wc, pedestal wash basin, radiator, opaque window to rear aspect, extractor fan

OUTSIDE

To the front of the property is a small border of shrubs. To the rear the garden is south facing and paved patio area, a gravelled area and borders of trees and shrubs.

PARKING

There are two allocated parking spaces at the front of the property.

Anti Money Laundering Regulations

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

Disclaimer.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

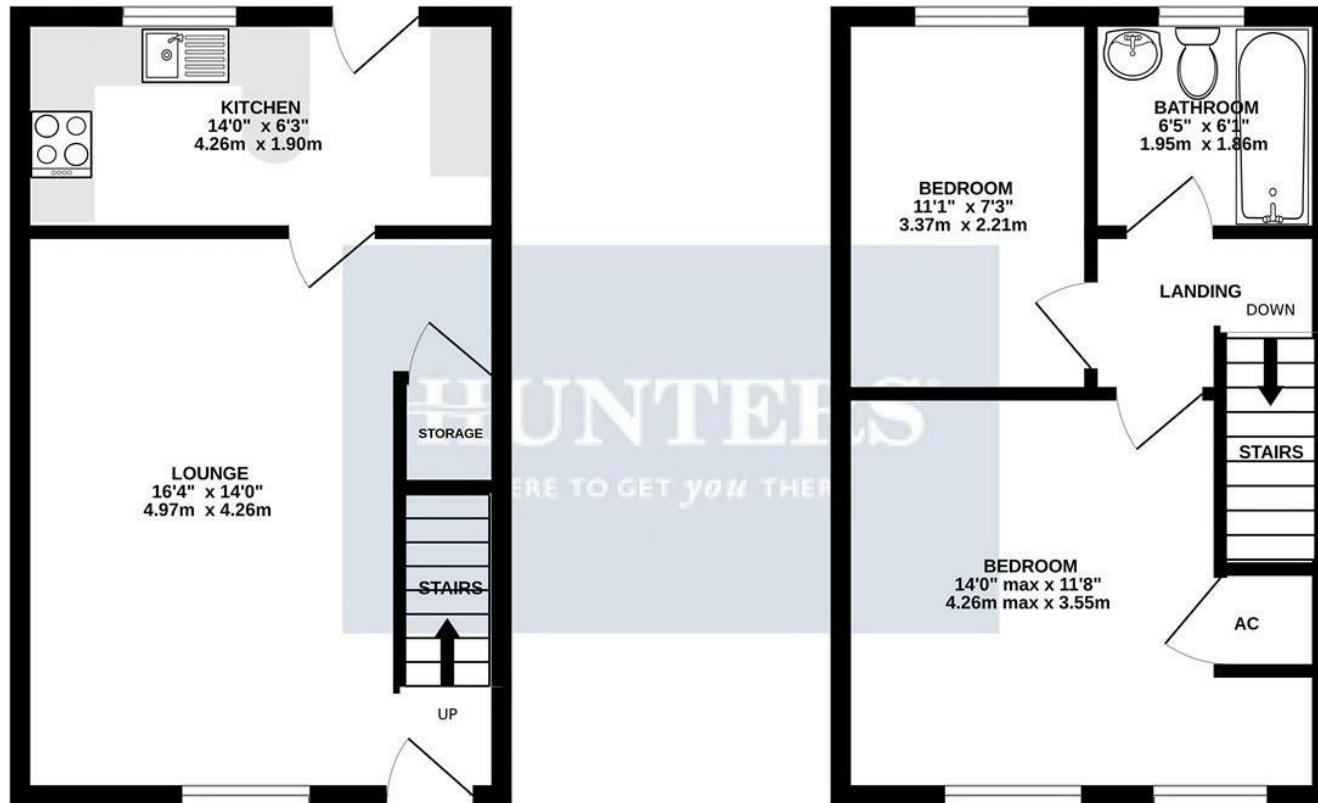






GROUND FLOOR
315 sq.ft. (29.3 sq.m.) approx.

1ST FLOOR
315 sq.ft. (29.3 sq.m.) approx.



TOTAL FLOOR AREA : 630 sq.ft. (58.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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