



**HUNTERS®**

HERE TO GET *you* THERE

The Cottage Main Street, Linton On Ouse, York, YO30 2AY



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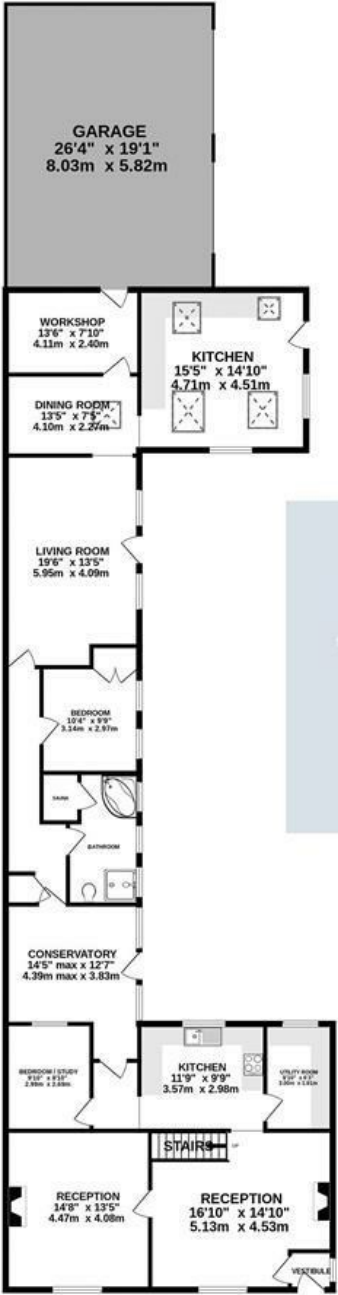
Guide Price £550,000

Available to purchase with NO ONWARD CHAIN, this property features a charming single-storey one-bedroom annexe, converted from original outbuildings, offering excellent potential for a variety of uses. The main residence is a characterful two/three-bedroom cottage full of charm and versatility and is situated close to scenic riverside walks and open countryside, Outside, the property benefits from gardens to the front, side, and rear, a triple garage, and additional off-street parking, making it an appealing and flexible home in a beautiful rural setting.

EPC rating E and Council Tax Band F. Apply Easingwold Office on 01347 823535.

Hunters Easingwold Trinity House Market Place, Easingwold, YO61 3AD | 01347 823535  
easingwold@hunters.com | www.hunters.com

GROUND FLOOR  
1794 sq.ft. (166.7 sq.m.) approx.



1ST FLOOR  
543 sq.ft. (50.4 sq.m.) approx.



\*Garage is not included in the total floor area

TOTAL FLOOR AREA : 2337 sq.ft. (217.1 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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Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(54-68) <b>D</b>			
(39-53) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**ENTRANCE LOBBY**

Accessed via composite front door

**LOUNGE/DINER**

Feature brick fireplace with stone hearth and incorporating a cast iron multi fuel stove, exposed beams, stairs to first floor, windows to front and side aspects, radiators

**SITTING ROOM**

Feature stone fireplace with open fire, exposed beams, window to front aspect, radiator, parquet flooring

**UTILITY ROOM**

Fitted with a range of base units with matching work surface, inset sink unit, plumbing for washing machine, space for tumble dryer, wall mounted central heating boiler, windows to side and rear aspects

**KITCHEN**

Fitted with a range of base and overhead units with matching preparation surfaces, inset sink unit, integrated electric double oven, hob and extractor hood, integrated dishwasher, breakfast bar, window to rear aspect, recessed ceiling lights, radiator

**STUDY / BEDROOM**

Fitted cupboard and shelving, window to rear aspect, radiator

**FIRST FLOOR LANDING**

Exposed beams

**BEDROOM ONE**

Fitted wardrobes, exposed beams, windows to front and side aspects, radiator

**EN-SUITE SHOWER ROOM**

Shaped bath with mains shower over, fitted screen, vanity unit with inset wash basin, low flush wc, opaque window, radiator, ceiling spotlights

**BEDROOM TWO**

Fitted wardrobe, window to front aspect, exposed beams, radiator

**SHOWER ROOM**

Walk in shower cubicle with mains shower, pedestal wash basin, low flush wc, opaque window, radiator

**CONSERVATORY/WALKWAY**

Joining the two properties together. Sliding door to rear aspect, tiled floor, radiator

**ANNEXE**

**HALLWAY**

Radiator, cupboard housing central heating boiler

**BATHROOM**

Fitted with a corner jacuzzi bath, walk in shower cubicle with mains shower, pedestal wash basin, low flush wc, windows x 2 to side aspects, radiator, fully tiled walls, sauna

**BEDROOM**

Fitted wardrobe, radiator, windows x 2 to side aspect

**LOUNGE**

Solid wood floor, exposed beams, windows x 3 to side aspect, radiators x 2

**DINING AREA**

Solid wood floor

**BREAKFAST KITCHEN**

Base units with matching preparation surface, inset single drainer sink unit, integrated electric oven, windows x 2 to side aspect, radiators x 2, velux window,

**REAR LOBBY**

Radiator, door to side aspect

**WORKSHOP**

Fitted benches, door to garage

**TRIPLE GARAGE**

Power and light laid on

**OUTSIDE**

To the front of the property is an area of garden laid mainly to lawn with borders of shrubs. To the side there is also an area of lawn with borders of shrubs

and to the rear there is a stone patio area, lawn with borders of shrubs and an apple tree

**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.



























