

HUNTERS®

HERE TO GET *you* THERE



Linton Woods Lane

Linton on Ouse, York, YO30 2TF

Guide Price £250,000



Council Tax: C



124 Linton Woods Lane

Linton on Ouse, York, YO30 2TF

Guide Price £250,000



HALLWAY

Accessed via part glazed composite front door, window to side aspect, stairs to first floor, understairs storage cupboard, wood laminate flooring

SITTING ROOM

12'3" x 14'1" (3.73 x 4.29)

Feature brick fireplace with inset cast iron wood burning stove, radiator, window to front aspect with views over open countryside, wood laminate flooring

DINING KITCHEN

9'3" x 21'0" (2.82 x 6.4)

Fitted with a range of base and overhead units with matching preparation surfaces, inset sink unit, integrated electric oven, gas hob and extractor hood, plumbing for washing machine, tiled floor, radiator, windows x 2 to rear aspect, fully glazed door to rear aspect, ceiling spotlights

FIRST FLOOR LANDING

Fitted cupboard housing gas fired central heating boiler, loft access point

BEDROOM ONE

12'3" x 12'8" (3.73 x 3.86)

Window to front aspect,, radiator

BEDROOM TWO

9'4" x 12'2" (2.84 x 3.71)

Window to rear aspect, radiator, fitted wardrobes

BEDROOM THREE

7'11" x 9'2" (2.41 x 2.79)

Window to front aspect, radiator, fitted wardrobe

BATHROOM

Suite comprising p shaped panelled bath with mains shower over, fitted screen, vanity unit with inset wash basin, low flush wc, radiator, opaque windows x 2 to rear aspect, opaque window to side aspect

OUTSIDE

To the front of the property is an enclosed area of lawn with borders of shrubs and plants. To the side is another area of lawn with raised borders. Access down the side of the house leads to the rear garden which is split into sections including a patio area with electric awning above, a lawned area, and a vegetable patch with poly tunnel. There is also a garden shed, summerhouse and a heated wc/cabin.

GARAGE

A gravelled driveway offers off street parking and leads to a detached garage which has a workshop area to the rear.

VIEWS

To the front of the property are open views over the surrounding countryside

SOLAR PANELS

There are solar panels providing hot water and electricity. Contact the Office for more info.

AGENTS NOTE

The property is situated on a private estate and there is currently a monthly management charge of £13



Road Map



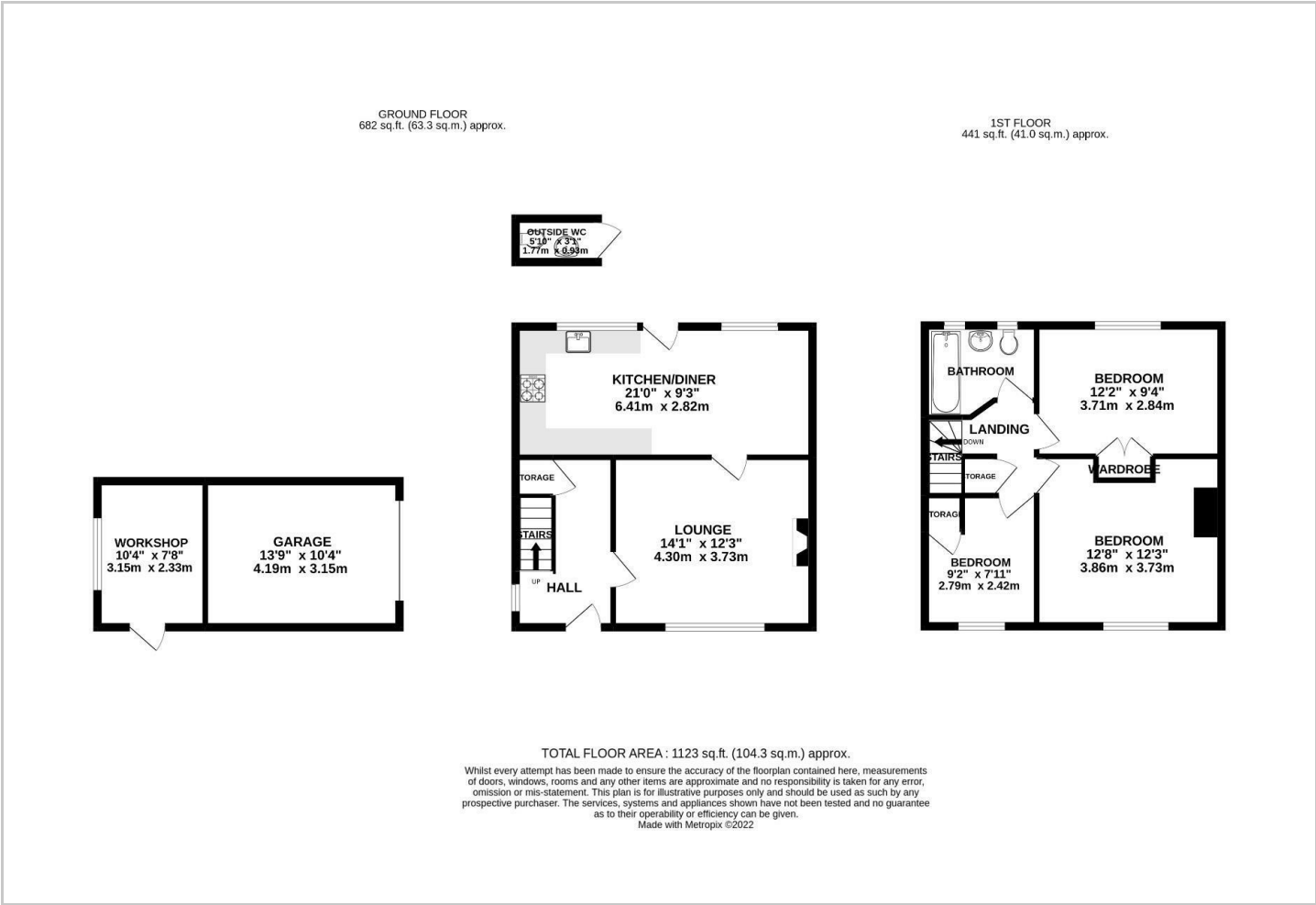
Hybrid Map



Terrain Map



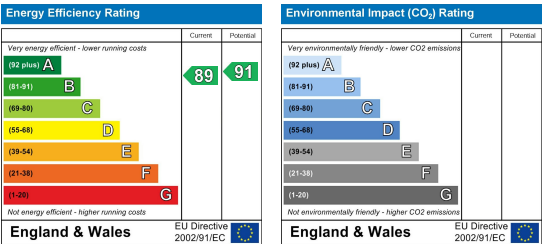
Floor Plan



Viewing

Please contact our Hunters Easingwold Office on 01347 823535 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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. **THINKING OF SELLING?** 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.