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HERE TO GET *you* THERE

99 Linton Woods Lane, Linton On Ouse, York, YO30 2TF

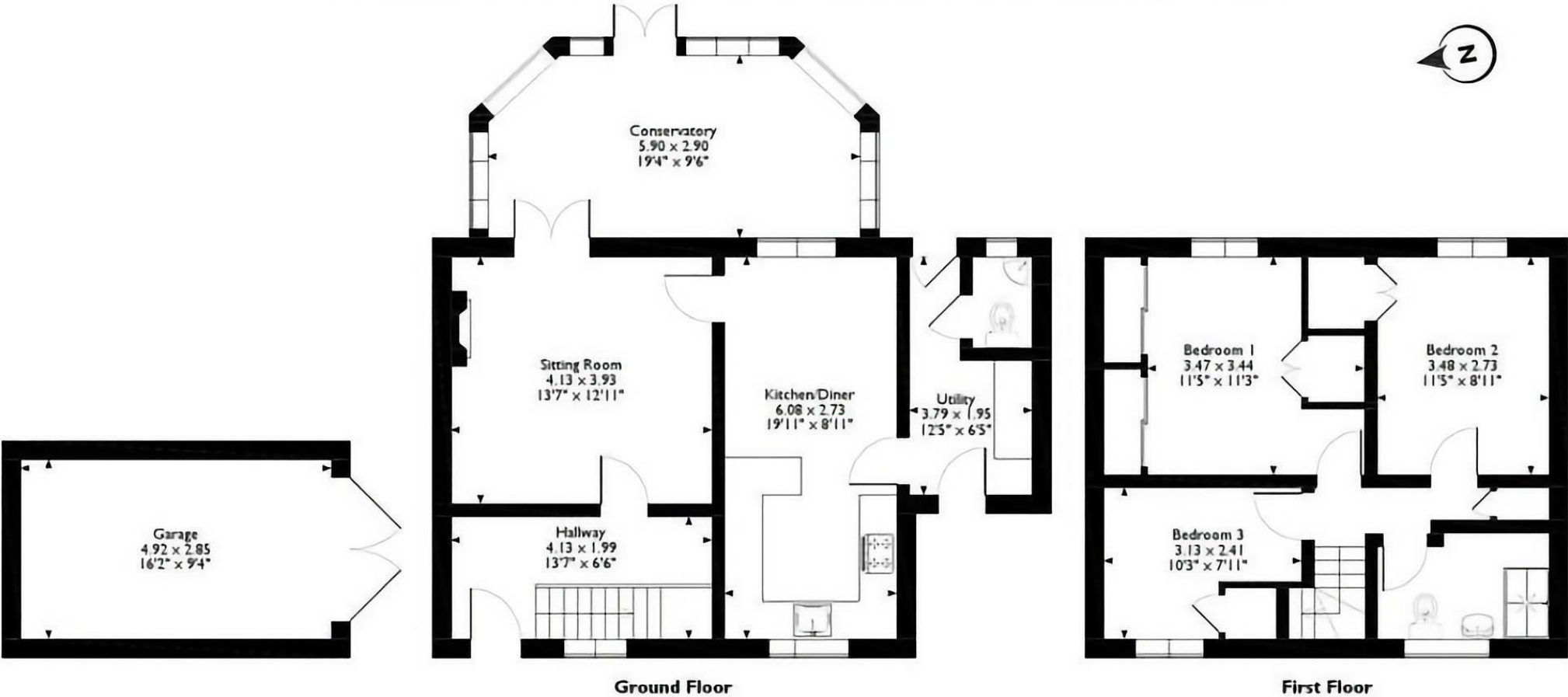
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Guide Price £275,000

If it's open views, a feeling of space and walks by the river that you are looking for then this could be the one for you. Linton on Ouse is a popular village with a public house, village hall and primary school. There is also Linton lock on the river with a cafe and bar. This family home with the addition of a conservatory that is 19' x 9' overlooking the rear garden is certainly worth viewing. Covering approximately 1100 sq ft it briefly comprises hallway, lounge, dining kitchen, conservatory, utility room, wc and to the first floor there are three bedrooms and a bathroom. There are lovely gardens to the front and rear and open views as well as a single garage. NO ONWARD CHAIN. EPC rating D and Council Tax Band C. Apply Easingwold Office on 01347 823535.

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Linton Woods Lane Linton on Ouse, York



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
Very energy efficient - lower running costs		
(91-100) A		
(81-90) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Current	Potential	
		80
	64	
England & Wales		
EU Directive 2002/91/EC		

- **THREE BEDROOMS**
- **OPEN VIEWS**
- **EPC RATING D**

- **SEMI DETACHED HOUSE**
- **POPULAR VILLAGE**
- **COUNCIL TAX BAND C**

- **GARDENS FRONT AND REAR**
- **NO ONWARD CHAIN**

HALLWAY

Accessed via Upvc front door, stairs to first floor, window to front aspect, understairs storage cupboard, wood laminate flooring

LOUNGE

Fireplace with wood surround, marble inlay and hearth with inset coal effect gas fire, radiator, fully glazed french doors to rear aspect, wood laminate flooring

DINING KITCHEN

Fitted with a range of base and wall mounted units with matching preparation surfaces, inset single drainer stainless steel sink unit, integrated double electric oven, gas hob and overhead cooker hood, plumbing for dishwasher, windows to front and rear aspects, wood laminate flooring, radiator

UTILITY ROOM

Fitted with a range of wall mounted units, matching work surface, plumbing for washing machine, space for tumble dryer, doors to both front and rear aspects, ceiling spotlights, loft access point

WC

Low flush wc, wall mounted wash basin, fully tiled walls and floor, opaque window to rear aspect

CONSERVATORY

Fully glazed double doors to rear garden, tiled floor, radiator

FIRST FLOOR LANDING

Cupboard housing wall mounted central heating boiler, loft access point

BEDROOM ONE

Fitted wardrobe, window to rear aspect, radiator

BEDROOM TWO

Fitted wardrobes, window to rear aspect, radiator

BEDROOM THREE

Fitted wardrobe, window to front aspect, radiator

BATHROOM

Suite comprising panelled bath with electric shower over, fitted screen, low flush wc, wall mounted wash basin, ladder style radiator, recessed ceiling lights, opaque window to front aspect

OUTSIDE

To the front of the property is a lawned area with borders of shrubs and plants. To the rear of the property the enclosed garden consists of an area of lawn with borders of shrubs and plants. There is a stone paved patio area and a garden shed.

GARAGE AND PARKING

There is a gravelled driveway for off street parking and there is a single garage in a block round the corner

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.









