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HERE TO GET *you* THERE

The Cottages Main Street

Linton on Ouse, York, YO30 2AY

£1,050 Per Calendar Month

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Charming extended two-bedroom mid-terraced cottage situated in the village of Linton-on-Ouse, approximately nine miles from York. The property offers flexible and spacious accommodation, including a living room, open-plan kitchen/dining room, additional sitting room with skylight and French doors, downstairs shower room, two double bedrooms and a contemporary shower room. Externally, the property benefits from a south-facing front garden and an enclosed rear courtyard garden. Gas central heating and double glazing.

Available immediately and ready for occupation. Ideally located for access to York, Easingwold and Boroughbridge. EPC Rating D, Council Tax Band B.

Property Description
The ground floor briefly comprises a front entrance vestibule with stairs leading to the first-floor landing, together with access into a living room featuring a useful understairs storage cupboard.
From the living room, the accommodation flows into an open-plan kitchen and dining room. The kitchen is fitted with a range of cottage-style units, while the dining area provides ample space for a table and chairs. The kitchen continues into a further sitting area, where a skylight floods the space with natural light and French doors provide access to the rear garden. A downstairs shower room completes the ground floor.

To the first floor are two well-proportioned double bedrooms, with one benefiting from built-in wardrobes and the other a walk-in storage cupboard, together with a contemporary shower room comprising a walk-in in shower area, a pedestal hand wash basin and a toilet.

Externally, the property enjoys a south-facing garden to the front, featuring a paved patio area and a pathway leads to the front entrance. To the rear is a fully enclosed courtyard garden, offering a pleasant and low-maintenance outdoor space.

Location
Linton-on-Ouse is a vibrant village situated on the northern bank of the River Ouse. It boasts a strong community and features a public house, a village hall, a primary school, a playing field, and a children's playground.

The village falls within the catchment area of Easingwold School, and Queen Ethelburga's.

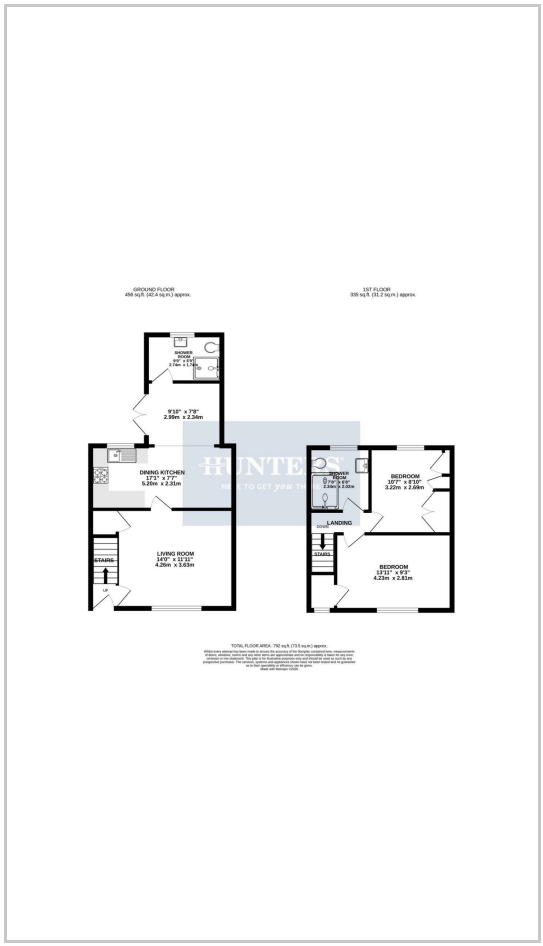
Beningbrough Hall and Aldwark Manor Spa Hotel are both within a few miles.

Linton-on-Ouse is well connected to road networks via the Aldwark Toll Bridge providing access southwest to the A59 York-Harrogate road and the A1(M) (10 miles), and northeast via the A19.

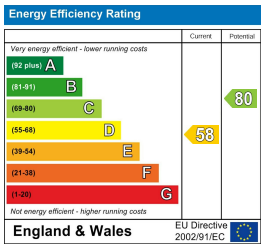
Disclaimer.
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred 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.

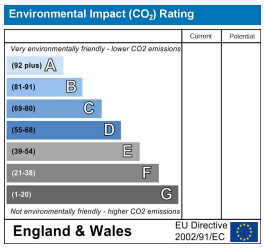
Area Map

Floor Plans



Energy Efficiency Graph





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