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ESTATE AGENTS

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Main Street

Linton On Ouse, York, YO30 2AS

Asking Price £415,000



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STYLE - Beautiful Detached Bungalow

HIGHLIGHTS - Modernised to a High Specification, Spacious and Versatile. Three Double Bedrooms, Views, Garage.

THREE WORDS - Tranquil. Modern. Living.

LUXURIOUS BUNGALOW WITH COUNTRYSIDE VIEWS

Welcome to Ings View, a beautifully appointed detached bungalow nestled in the charming village of Linton on Ouse, YO30. Extensively refurbished in 2022, this exquisite home offers over 1,570 sq ft of flexible living space, designed to cater to modern lifestyles while exuding a sense of warmth and elegance.

STEP INSIDE

As you step into the lovely entrance hall, you'll immediately feel the welcoming ambiance, enhanced by the smart flooring and tasteful décor throughout.

The heart of the home is the stunning L-shaped bespoke kitchen, a culinary haven featuring granite worktops and an extensive range of base and wall storage cupboards. Equipped with integrated appliances, including a touch control hob, oven, grill, microwave, full-height fridge and freezer, dishwasher, and washing machine, this kitchen is both functional and stylish. It seamlessly opens into a sociable seating and dining area, bathed in natural light, perfect for entertaining family and friends.

The bungalow boasts a delightful sitting room with a feature fireplace, offering a cosy retreat for relaxation. From here, step into the garden room, where you can enjoy lovely countryside views, creating a serene space to unwind.





BEDROOMS

Ings View provides three double bedrooms, each with fitted wardrobes, ensuring ample storage. The stylish shower room and separate bathroom, featuring a walk-in bath and a larger-than-average airing cupboard, add to the home's convenience and luxury.

OUTSIDE

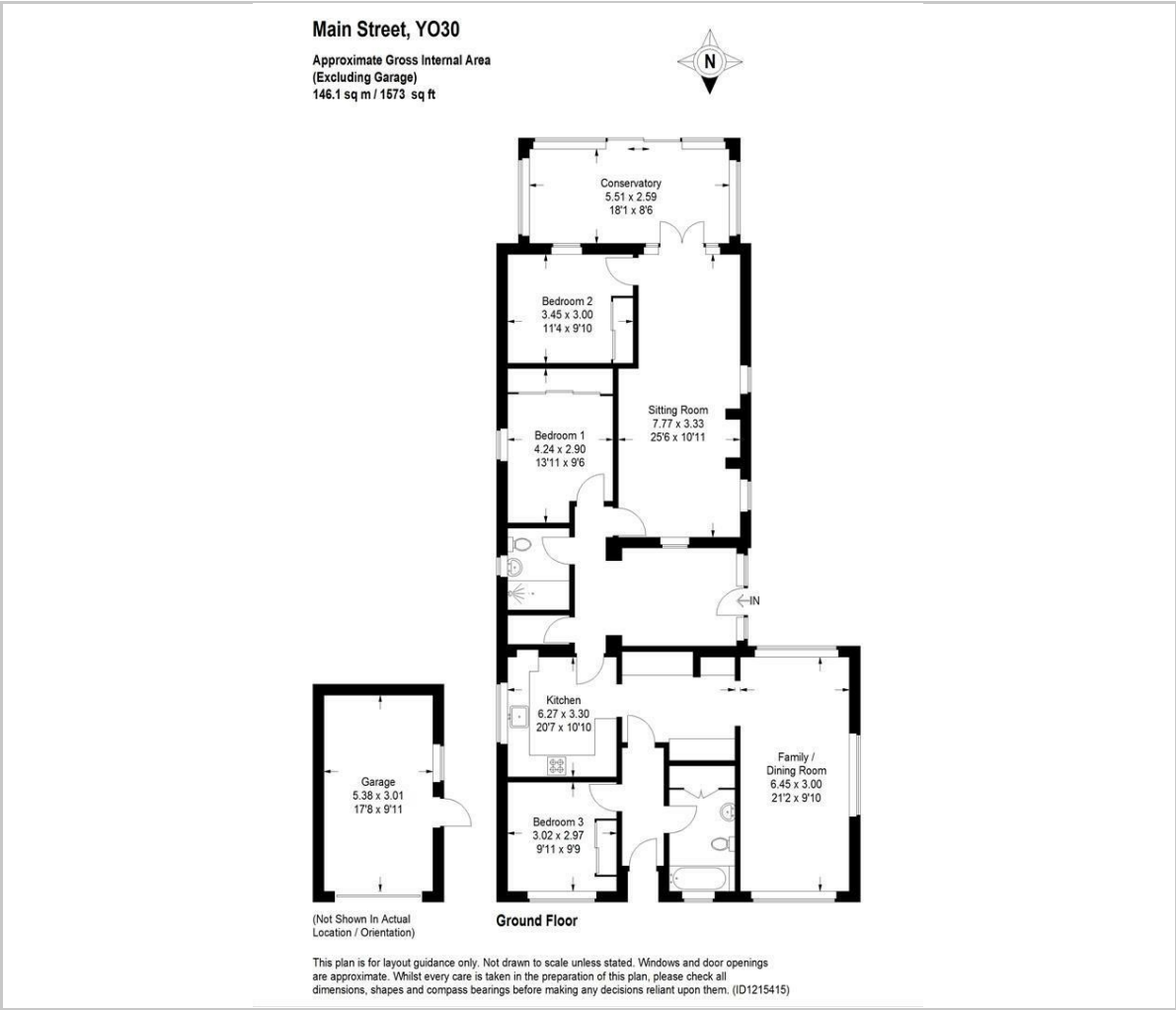
Outside, a shared drive with Rose Cottage leads to a paved driveway and a detached single garage. The low-maintenance gardens include a shingled area at the front and a slate-paved patio with lovely decking area perfect for enjoying alfresco dining, offering fabulous south-facing views across the adjoining paddock.



Additional features include a gas-fired central heating system with a new boiler installed in 2022, double glazing, and solar panels that supplement the bungalow's energy bills, providing an estimated annual income of around £800. This is a rare opportunity to own a luxurious home in a discrete village location, offering a perfect blend of comfort, style, and sustainability.



Floor Plan



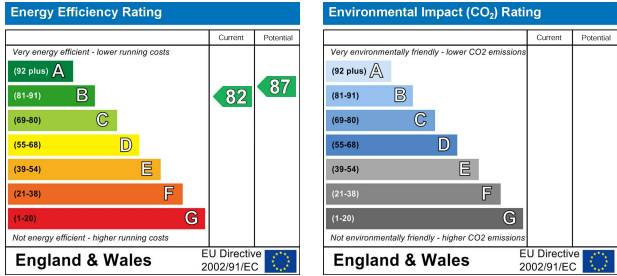
Viewing

Please contact our Emsley Mavor Estate Agents Office on 01347823579 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph



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