



01947 601301



2 LINDEN LANE, NEWHOLM

4 BED SEMI-DETACHED HOUSE



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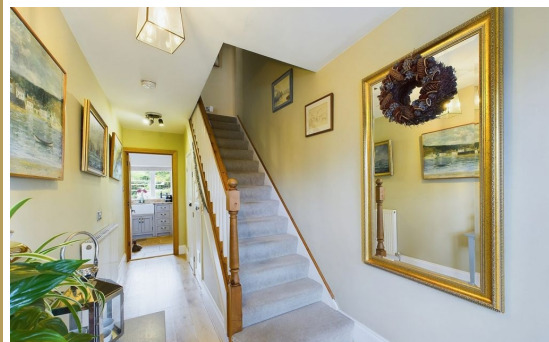
PROPERTY FEATURES

- Semi-Detached House with a Garden & Parking
- Open Plan Living with Log Burner & Patio Doors
- Bespoke Kitchen with Granite Worktops & Belfast Sink
- Second Reception Room with Study/Sitting Room
- 4 Bedrooms, Bathroom & Downstairs WC
- Gas Central Heating & Double-Glazing Throughout
- South-Facing Terrace with Summerhouse
- Off-Street Parking for 2 Cars

Type: SEMI-DETACHED HOUSE
Availability: FOR SALE
Bedrooms: 4
Bathrooms: 2
Reception Rooms: 2
Parking: DRIVEWAY
Outside Space: SOUTH FACING GARDEN
Tenure: FREEHOLD

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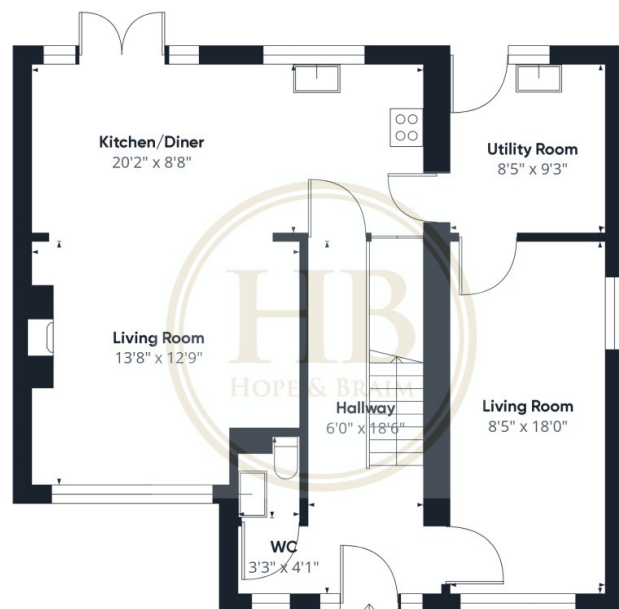
2 LINDEN LANE, NEWHOLM- 4 bed Semi-Detached House -£350,000



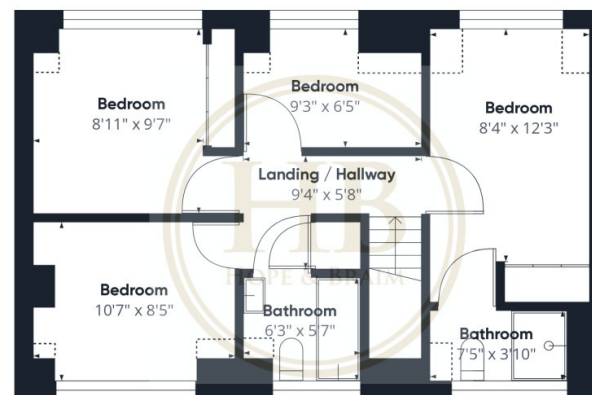
Hope & Braim are delighted to present 2 Linden Lane in Newholm to the market. This extended semi-detached house is tucked away on a quiet residential cul-de-sac in a village setting that's both close to the coast and the North York Moors, making it ideal for families who enjoy the great outdoors. The property has been significantly extended to the side to add a second reception room downstairs and an en-suite bedroom upstairs, plus the rest of the house has been refurbished to an excellent standard. There is an open plan living room/kitchen that comprises a cosy lounge with an attractive brick fireplace and log burner, a dining room, and a bespoke kitchen with fitted cabinets, granite worktops and a Belfast Sink. Patio doors from the dining room lead out onto the outdoor terrace. Adjoining the kitchen is the utility room with plumbing for a washing machine, fitted cabinets and a sink unit. The second reception room is dual use with a home office and a sitting room with TV. There is also a downstairs WC. Upstairs there are a total of four bedrooms with the principal bedroom having an en-suite shower room, plus there is a family bathroom, all benefitting from having oil central heating and double-glazing throughout. Outside the former garage has been converted into a summer house and the rear garden is a stone-flagged terrace that enjoys a sheltered, south-facing aspect.



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Floor 0



Floor 1

Approximate total area⁽¹⁾
1195.55 ft²
Reduced headroom
18.3 ft²

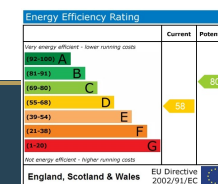
(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Brochure content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate.

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Any floor plans provided should be used for illustrative purposes only and should be used as such by any interested party.

