



5 Grange Garth Linton On Ouse
Linton On Ouse, YO30 2TE
Offers Over £200,000

ENJOYING A PLEASANT POSITION WITHIN THE HIGHLY POPULAR VILLAGE OF LINTON ON OUSE, A 2 DOUBLE BEDROOMED END OF TERRACE PROPERTY, REVEALING WELL MAINTAINED ACCOMMODATION IN GOOD DECORATIVE ORDER THROUGHOUT, SET WITHIN PLEASANT LOW MAINTENANCE GARDENS WITH FULLY ENCLOSED REAR GARDENS WITH PATIO AND ALLOCATED OFF STREET PARKING FOR 2 VEHICLES.

MILEAGES: YORK – 11 MILES, EASINGWOLD – 8 MILES (DISTANCES APPROXIMATE).

With UPVC Double Glazing and Background Electric Heating. Enjoying a Pleasant Position within this Attractive Village.

Sitting/Dining Room, Fitted Breakfast Kitchen.

First Floor Landing, 2 Double Bedrooms, Modern White 3 Piece Bathroom with Shower over the Bath.

Front Garden, Enclosed Low Maintenance Rear Garden with Patio. Off Road Allocated Parking for Two Vehicles.

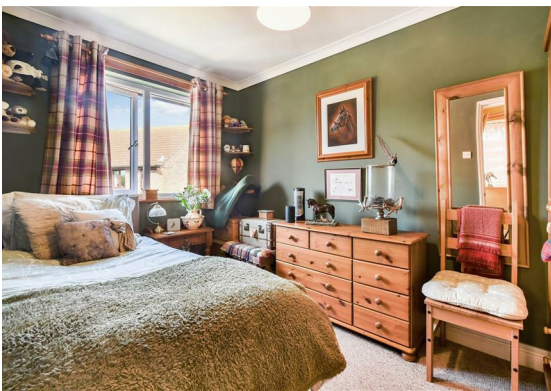
From a sturdy entrance door with a pitched canopy above opens to a LOUNGE/DINING ROOM with eye catching electric wood burning effect stove with beautiful timber surround and stone hearth. Front outlook and further window to the side. Stairs rise to the first floor with useful cupboard below. To the rear a door leads to;

BREAKFAST/KITCHEN, fitted with a range of Shaker Style fittings with fitted hob, oven below and chimney style extractor above. Granite effect work surfaces and tiled midrange, shaped peninsula unit with Breakfast Bar. Stainless steel sink and side drainer. To one side a further matching worksurface extends to form a utility area with space and plumbing for a washing machine and space for a freestanding fridge/freezer. A uPVC double glazed window overlooks rear garden, while a composite glazed door provides access to the pleasant rear garden.

Stairs rise to the First Floor Landing with window to the side elevation and doors lead off to;

L-shaped Principal Bedroom with dressing area to one side. Airing cupboard which is shelved and houses the property hot water cylinder. Two double glazed windows overlook the front elevation.

Further SECOND BEDROOM with rear outlook.





Luxurious 3 piece White bathroom suite, with modern panelled walls throughout, panelled bath with shower over and screen to the side, vanity basin with cupboards under and adjoining WC with hidden cistern.

Outside, enjoying a pleasant position to the front with low timber fenced borders. A path flanked by mainly laid to lawn garden leads to the front door.

At the rear is a fully enclosed, low maintenance garden with patio, offering a degree of privacy. Generous timber with side window. A timber gate provides access to the rear.

LOCATION - Linton-on-Ouse is a small village readily accessible to the City of York and the Georgian market town of Easingwold. Linton has a primary school, with further schooling available at Easingwold. Within the village is a shop, village hall, a public house, campsite and marina at Linton locks. There is a good bus service to York.

TENURE - Freehold.

POSTCODE - YO30 2TE.

COUNCIL TAX BAND – B.

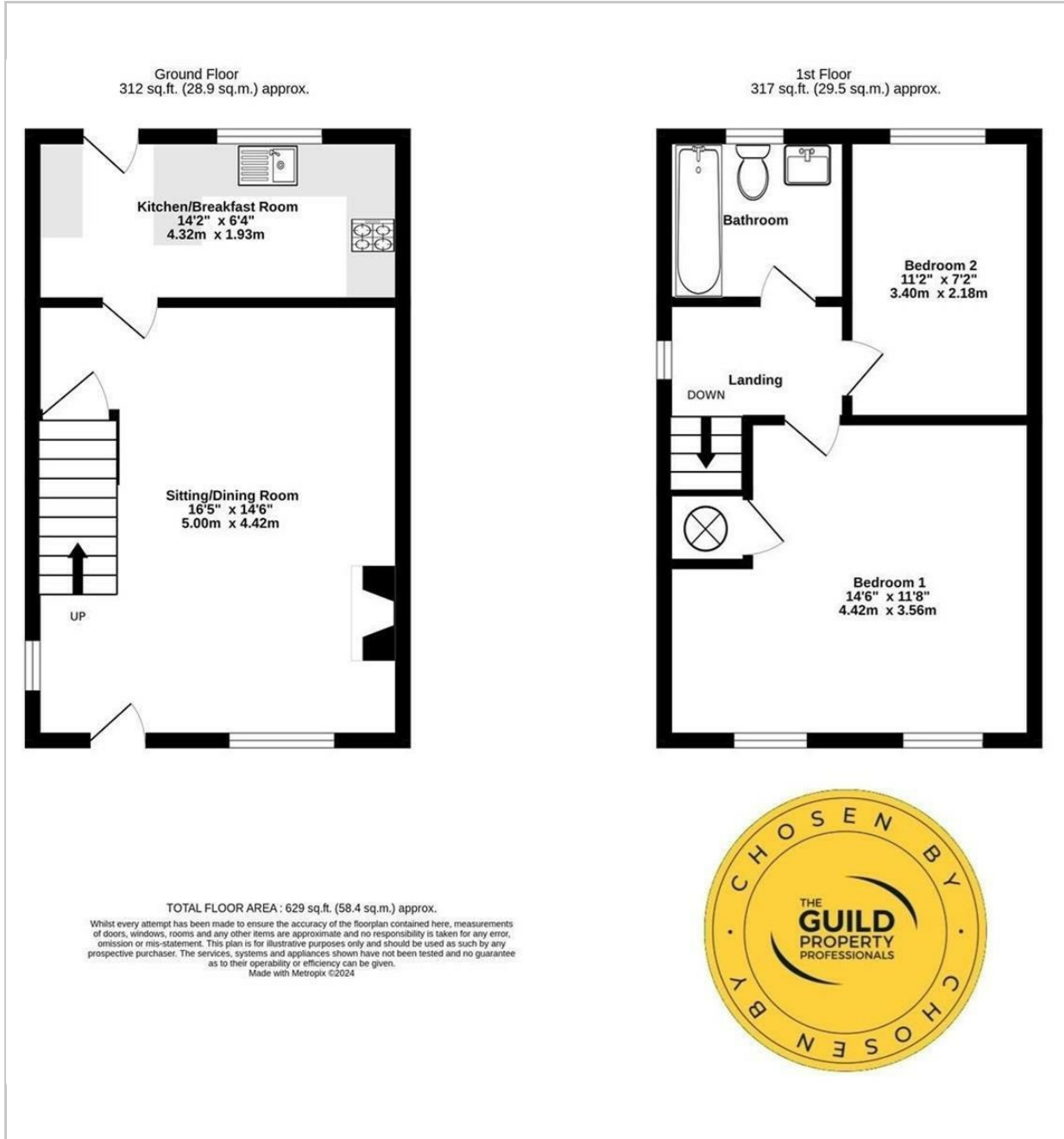
SERVICES - Mains water, electricity and drainage, with background electric heating.

DIRECTIONS - From our central Easingwold office, proceed south along the A19, and take the second turning right sign posted Tollerton. On entering the village of Tollerton, turn left and proceed out along Newton Road. Bear right sign posted Newton on Ouse, and upon entering the village of Newton, turn right and follow the road around the corner, past The Dawnay Arms, into Linton on Ouse. On entering the village, continue along Main Street, turn right onto Grange Garth where upon No5 can be identified by the Churchills of Easingwold 'For Sale' board on the left hand side..

VIEWING Strictly by prior appointment through the selling agents, Churchills of Easingwold Tel: 01347 822800 Email: easingwold@churchillsyork.com.



FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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