



The Spinney Half Moon Street Linton On Ouse

York, YO30 2TA

£285,000



3 BEDROOMED MID TERRACE FAMILY HOME
ENJOYING A PLEASANT POSITION ON THE EDGE
OF THIS POPULAR AND ACCESSIBLE VILLAGE,
WITH FARMLAND VIEWS AT THE REAR,
REVEALING SPACIOUS ACCOMMODATION WITH A
PURPOSE BUILT GARDEN ROOM

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

With Double Glazing, Gas Central Heating and No
Onward Chain.

Reception Lobby, Inner Staircase Hall, Sitting Room,
Dining Room, Fitted Kitchen/ Diner, Garden Room.

First Floor Landing, 3 Bedrooms, Shower Room.

Outside: Off Road Parking and a Low Maintenance
Front Garden, Lawned Garden and a Pleasant Rear
Garden with Countryside Views

Internal Viewing Highly Recommended.

A PVC panelled and stained double glazed entrance
door, opens to:

RECEPTION LOBBY.

INNER STAIRCASE HALL - An inner door, opens to
the:

SITTING ROOM with pleasant outlook over the front
garden, wood grain laminate floor, electric
freestanding fireplace, under the stairs storage
cupboard:

KITCHEN/ DINER kitchen fitted with a range of gloss
fronted units comprising cupboard and drawer wall
and floor fittings complimented by straight edged
timber effect work surfaces, central freestanding
electric oven with hob. modern extractor over flanked
by matching wall cupboards and tiled mid range.
Space for freestanding appliances, including space
and plumbing for a washing machine and space for a
dishwasher. Charcoal composite sink unit with side
drainer and mixer tap below a window overlooking
the enclosed rear gardens.

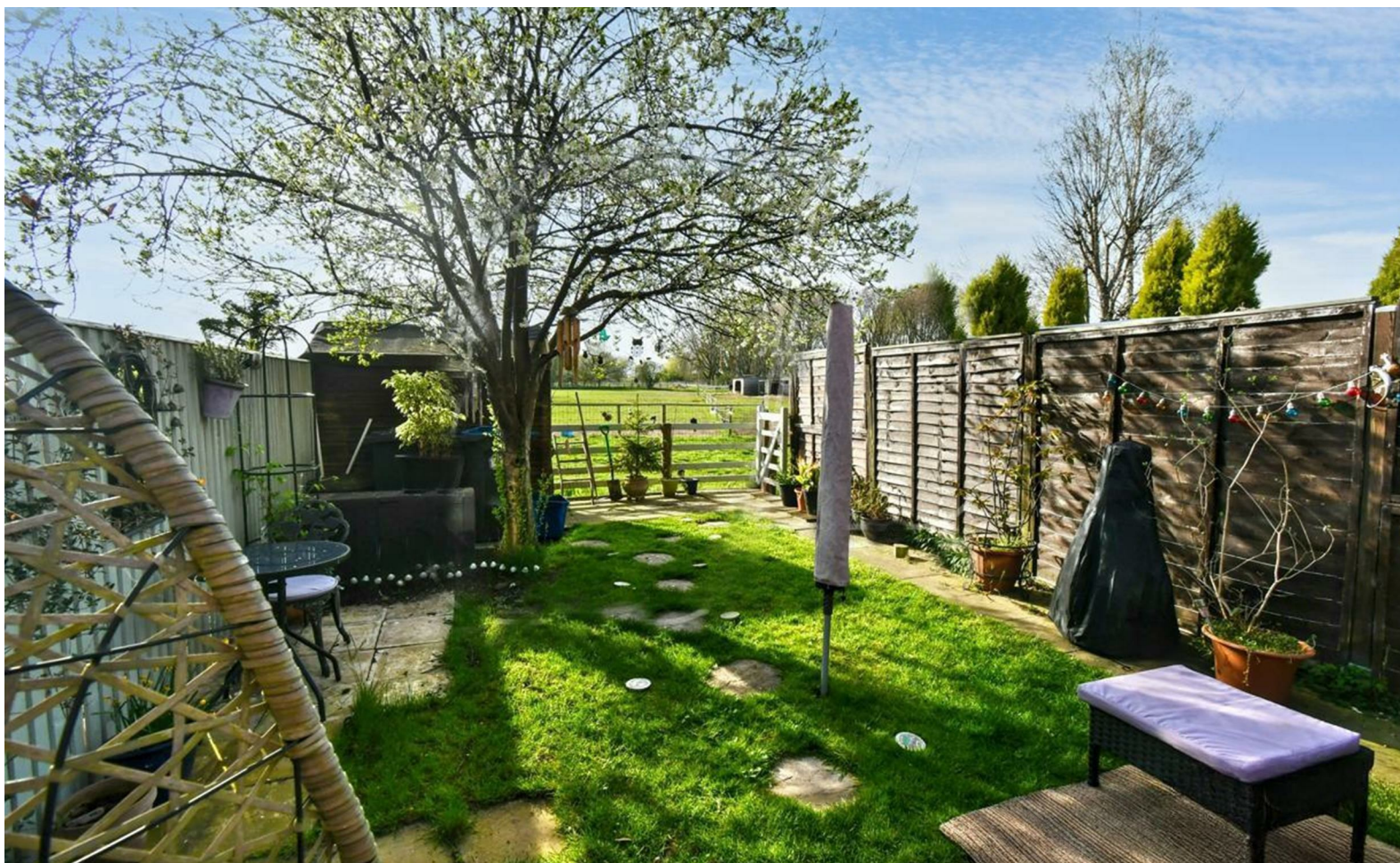
Dining area with archway leading to the garden room
to one side there are further fitted cupboards and
space for a free standing fridge/freezer.

Purpose-built garden room on a brick base with UPVC
double glazed windows to 2 sides with pleasant views
over the garden and open countryside beyond,
double glazed French door opens on to a side patio.

From the Staircase Hall, stairs with handrail lead up
to the FIRST FLOOR LANDING with loft access.

BEDROOM 1 with fitted wardrobes and elevated





outlook over the re gardens and beyond towards grass paddocks and farmland beyond.

BEDROOM 2 with window to the front elevation overlooking the cul de sac.

BEDROOM 3 window to the rear elevation.

SHOWER ROOM – Shower with full height tiling around, vanity basin with cupboards under, low suite WC, towel radiator.

OUTSIDE - A tarmac driveway to the front of the property provides off road parking, with a paved path and low maintenance garden to one side stocked with shrubs and planters.

To the rear is a rectangular lawned garden with unrivalled views of a grassland paddock with a woodland backdrop beyond, having fenced borders and a maturing tree providing a degree of privacy. A paved pathway adjoins two patios to the front and rear. Timber shed.

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 village hall, a public house, campsite and marina at Linton locks. There is a good bus service to York.

POSTCODE - YO30 2TA.

TENURE - Freehold.

COUNCIL TAX BAND - B.

SERVICES - Mains Water, Electricity and Drainage, With Gas Fired Central Heating.

DIRECTIONS - From our central Easingwold office, proceed south along the A19 and take the second turning right signposted Tollerton. On entering the village of Tollerton, turn left onto Newton Road, follow the road out and bear right signposted Newton on Ouse. On entering Newton on Ouse, turn right and follow the road around to Linton on Ouse. Continue through the village, taking the last turning on right onto Half Moon Street whereupon No4 is 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

