



4 River View Linton On Ouse

York, YO30 2BJ

£300,000



A MODERN, 2 BEDROOMED FAMILY HOME WITH OCCASIONAL BEDROOM TO THE FIRST FLOOR, SIGNIFICANTLY EXTENDED, SKILLFULLY CONVERTED AND REFURBISHED OVER THE YEARS OFFERING SPACIOUS, STYLISH AND WELL PRESENTED ROOMS, ALL COMPLEMENTED BY DELIGHTFUL REAR SOUTH FACINGS GARDENS WITH OPEN COUNTRYSIDE VIEWS TO THE REAR.

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

With UPVC Double Glazing and Gas Central Heating and underfloor heating to the Orangery.

Sizeable Kitchen/Dining/Living Room, Family Bathroom, Two Ground Floor Bedrooms, Dressing Room,

First Floor Occasional Bedroom/ Hobbie Room or Study

Generous Front Gardens and Driveway, Lean To, Single Garage, Child and Pet Friendly South Facing Rear Gardens with Dual Patio and Timber Garden Store and Shed

From a composite, part glazed side entrance door opens into an impressive 30ft KITCHEN, LIVING AND DINING ROOM, designed around an eye-catching central peninsula work top.

The KITCHEN is fitted with contemporary gloss fronted units and a comprehensive range of integrated appliances, including a washing machine, dishwasher, fridge/freezer, double oven, fitted microwave and ceramic hob. A vertical radiator and generous fitted breakfast bar with fitted sink complete the space.

To one side a DINING AREA with wood burning stove sits on a slabbed plinth with exposed brick surround and floating timber mantel flows.

Adjoining the kitchen dining room opens to the LIVING ROOM with low-voltage down lights, a pitched glazed ceiling, and floor-to-ceiling windows framing the superb open aspect to the rear. French doors open directly onto a neatly appointed patio and gardens with stunning countryside views beyond.

A rear inner hallway leads to;

The PRINCIPAL BEDROOM enjoys a bay window overlooking the generous front garden and benefits from a fitted dressing room which is shelved and railed.

BEDROOM TWO overlooks the front garden.

HOUSE BATHROOM which is fully tiled and appointed with a timber vanity unit and wash hand





basin with chrome mixer tap, low suite WC, P-shaped bath with thermostatic shower over, perspex screen, and a vertical chrome towel radiator.

From the dining area a door leads to a further lobby with spiral staircase rising to the second floor, where there is an OCCASIONAL LOFT BEDROOM/ STUDY OR HOBBIES ROOM, complete with skylights, solid timber floor and useful eaves storage.

OUTSIDE, the front garden is designed for low maintenance and is predominantly gravel with a neatly clipped hedge and picket fencing. Ample off-street parking is available via a gravelled driveway and hard standing drive, leading to a timber lean-to (30'3 x 8'5) providing an all-weather entertaining space. Beyond is a GARAGE (18'7 x 8'11) with power and light and rear personal door.

The rear south facing garden is a delight and is mainly laid to lawn with a gravel patio, railway sleeper edging, and fencing to the boundary. The garden enjoys a stunning westerly panoramic views which can be taken advantage of by a further patio/ terrace to the very rear. To the side a generous timber shed with an additional timber store.

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 2BJ

COUNCIL TAX BAND - C

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 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 No. 4 River View is positioned on the left hand side, identified by the Churchills 'For Sale' board.

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



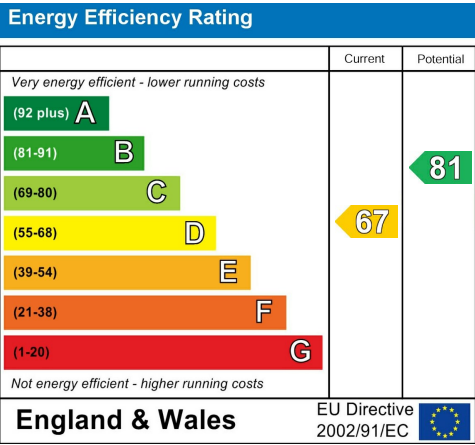
FLOOR PLAN



LOCATION



EPC



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