



## Grange Garth, Linton On Ouse Guide Price £240,000

A beautifully presented 2 bedroom end of terrace property in a pretty village just under 8 miles north of York. Features include a sitting room, kitchen, conservatory, versatile loft room, single garage and a delightful garden.

\*\*\* CUL-DE-SAC LOCATION \*\*\*

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### Inside

A good sized sitting room with storage cupboard and stairs rising up to the first floor. The sitting room leads into an attractively appointed kitchen providing a range of base and wall storage cupboards, breakfast bar and integrated appliances including fridge freezer and washing machine complemented by a versatile conservatory/formal dining room leading off.



The first floor features 2 bedrooms and a bathroom with a shower over the bath. A drop down ladder off the landing allowing access up into a loft room with power, light and under eaves storage space.

Other internal features of note include partial night storage heating and double glazing.

### Outside

Beautiful front, side and rear gardens feature a lawn, paved seating area, raised flower bed borders and a timber built garden store.



This property also comes with the benefit of a brick built single garage (with power and light connected) located within the nearby block of garages.

### Services

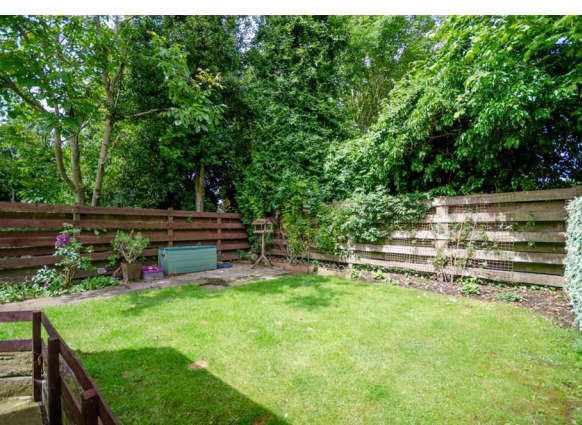
We have been advised by the vendor that all main services are connected to the property, with the exception of mains gas.

### Energy Efficiency

This property's current energy rating is D (60) and has the potential to be improved to an EPC of B (87).

### Council Tax & Postcode

This property sits within North Yorkshire Council and is in the tax band of B. The postcode for the property is YO30 2TE.

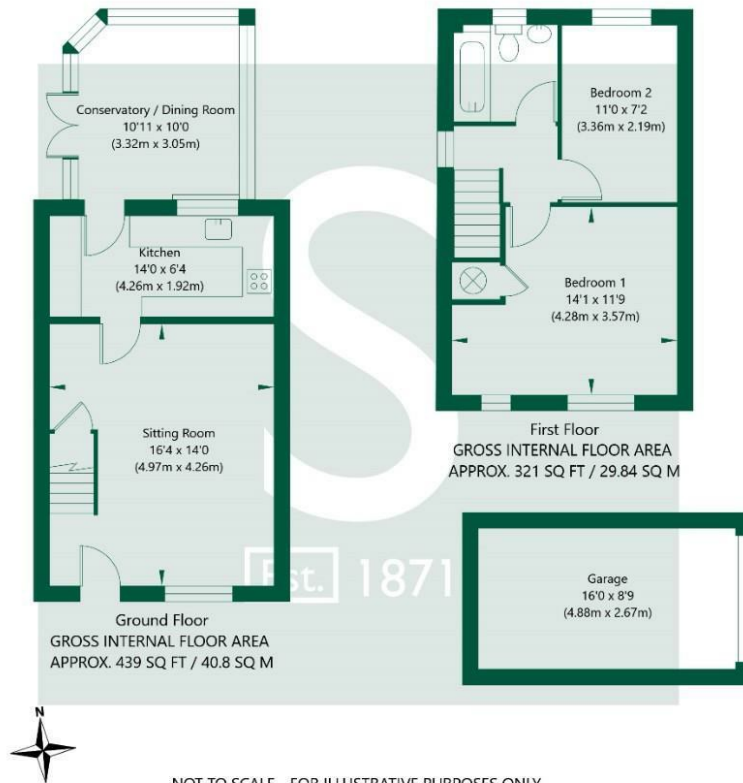


### Tenure

We have been informed by the vendor that the property is freehold.



Grange Garth, Linton on Ouse, York, YO30 2TE



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 760 SQ FT / 70.64 SQ M - (Excluding Garage)  
 All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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**Partners**

- J F Stephenson MA (cantab) FRICS FAAV
- I E Reynolds BSc (Est Man) FRICS
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- O J Newby MNAEA
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- J C Drewniak BA (Hons)

**Associates**

N Lawrence

