



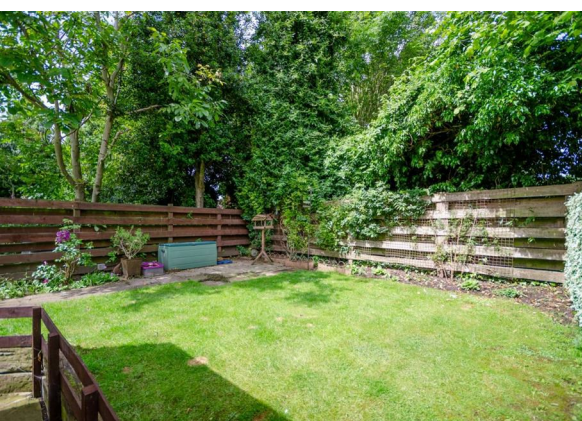
Grange Garth, Linton On Ouse

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.

Tenure

Freehold

Services/Utilities

Mains electricity, water and sewerage are understood to be connected.

Broadband Coverage

Up to 76* Mbps download speed.

*Download speeds vary by broadband providers so please check with them before purchasing.

EPC Rating

D

Council Tax

B - North Yorkshire Council

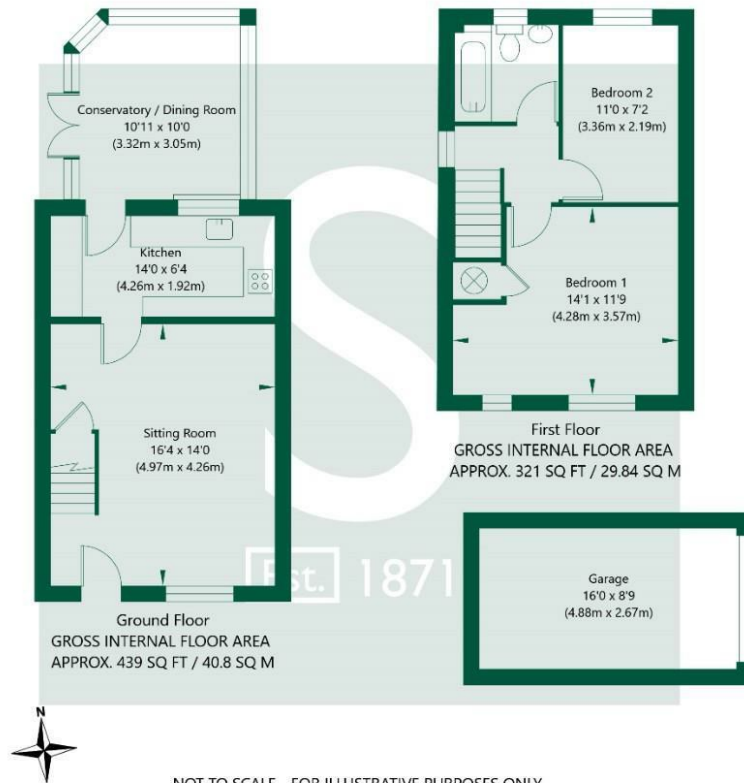
Current Planning Permission

No current valid planning permissions

Viewings

Strictly via the selling agent - Stephensons Estate Agents, Easingwold.

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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