



## Main Street, Linton On Ouse Guide Price £400,000

A luxuriously appointed detached bungalow in a discrete village location which was extensively refurbished in 2022 by the current owners to now provide over 1,570 sq ft of beautifully presented flexible living space that includes a stunning kitchen, 2 reception rooms, 3 double bedrooms, 2 bathrooms and a conservatory.

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## Inside

A spacious reception hall with generous storage cupboard leads off into an impressive 25'6" (7.77m) long sitting room with feature fireplace, double doors into a 18'1" (5.51m) wide conservatory and a versatile 3rd reception room/3rd bedroom with fitted wardrobes leading off.



The stunning L-shaped bespoke kitchen features granite worktops and an extensive range of base and wall storage cupboards, complemented by integrated appliances to include a touch control hob, oven, grill and microwave, full height fridge, full height freezer, dishwasher and a washing machine. Leading off the kitchen is a fabulous 21'2" (6.42m) long triple aspect dining room and living area.

The bungalow also provides 3 double bedrooms (all with fitted wardrobes), stylish shower room and a separate bathroom with a walk-in bath and larger than average airing cupboard.

Other internal features of note include a gas fired central heating system (new boiler in 2022), double glazing and solar panels supplementing the bungalow's energy bills and estimated by the current owners to be providing an annual income of around £800.



## Outside

A shared drive (with Rose Cottage) off Main Street leads to a paved driveway and a detached single garage.

The low maintenance gardens of the bungalow include a shingled area at the front and a slate paved patio and small lawn at the side with fabulous south facing views across the adjoining paddock.



Please note that lawned rear garden pictured within this listing (beyond the steps of the conservatory) is not included within the sale as it is currently rented from a neighbouring property.

## Services

We have been advised by the vendor that all main services are connected to the property.

## Energy Efficiency

This property's current energy rating is B (82) and has the potential to be improved to an EPC of B (87).



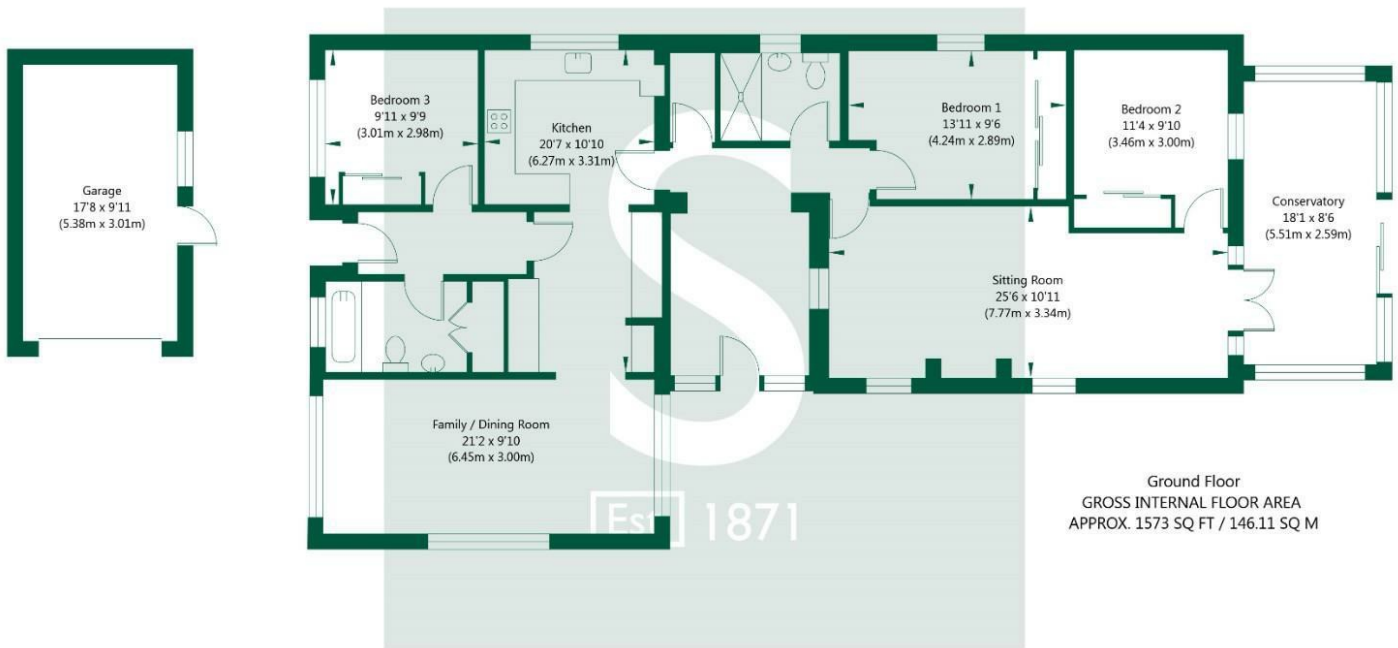
## Council Tax & Postcode

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

## Tenure

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

Main Street, Linton on Ouse, York, YO30 2AS



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1573 SQ FT / 146.11 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
- R E F Stephenson BSc (Est Man) MRICS FAAV
- N J C Kay BA (Hons) pg dip MRICS
- O J Newby MNAEA
- J E Reynolds BA (Hons) MRICS
- R L Cordingley BSc FRICS FAAV
- J C Drewniak BA (Hons)

**Associates**

N Lawrence

