



## Main Street, Linton On Ouse Guide Price £650,000

A stylish and surprisingly spacious 4 bedroom detached period property in a pretty village around 8 miles north of York and 10 miles off J47 of the A1(M). Features include 3 en-suite shower rooms, luxury family bathroom, generous parking and 2 versatile outbuildings.

\*\*\* NO ONWARD CHAIN \*\*\*

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## Inside

The ground floor living space on offer includes a sitting room with double doors leading out to the rear and a fabulous L-shaped dining kitchen and living room featuring a wood burning stove in the living area, double doors into the garden off the dining area and a kitchen that includes extensive quartz worktops, generous storage and a range of integrated appliances (6 ring gas range cooker, fridge, freezer and dishwasher) complemented by a stylish utility room with wc off the inner hallway.



The first floor landing leads off into 2 en-suite double bedrooms (both with built-in wardrobes), 1 further double bedroom and a luxurious house bathroom.

The second floor provides a larger than average bedroom suite that boasts rooftop views and rural glimpses, built-in storage and an en-suite shower room.

Other internal features of note include an air source heating system, air conditioning in master bedroom and one further bedroom, double glazing and oak interior doors throughout.



## Outside

A gated driveway provides generous off road parking and access into a brick built garage and a brick built outbuilding which when combined, offer around 438 sq ft of versatile workshop space or an opportunity to convert into an annex or further living space (subject to the necessary local authority regulations and written consents).

The front garden is mainly laid to lawn and features an expansive paved seating area.

## 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 C (78) and has the potential to be improved to an EPC rating of B (86).

## 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 2AY.

## Tenure

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



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



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1828 SQ FT / 169.83 SQ M - (Excluding Garage)  
 All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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