



## Linton Woods Lane, Linton On Ouse, York £1,650 Per Month

Stephensons are pleased to offer for rent this newly renovated 3 bedroom semi detached period property. Formerly an old farm house the property boasts underfloor heating and engineered oak flooring to the ground floor. Offered for rent unfurnished with ample garden in a wonderfully rural location an early viewing is advised.



The property is entered through a stylish solid wood stable door into a small entrance hall with stairs to first floor and door into the ground floor accommodation. Accessed immediately from the entrance hall is a large spacious family kitchen with a range of wall and base units, integrated dishwasher, oven and four ringed electric hob.



The principal reception room is a spacious dual aspect living room with contemporary double glazed windows offering far reaching countryside views.



A useful utility room as well as a ground floor wc complete the ground floor accommodation with a further solid wood stable door opening out to the rear garden.

To the first floor are three well proportioned double bedrooms, and a house bathroom. The master bedroom boasts stunning original beams and a modern en-suite shower room which briefly comprises a walk-in waterfall shower, pedestal wash basin, low flush wc and heated towel rail. Bedroom two is another large double room, with bedroom three a further double bedroom sitting to the rear elevation of the property and benefiting from a walk-in wardrobe. The house bathroom is fully tiled with large walk-in waterfall shower, panelled bath, pedestal wash basin, low flush wc and heated towel rail.

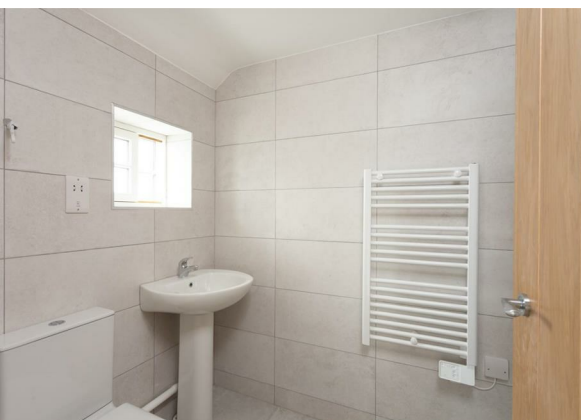
To the outside, the property boasts ample off street parking, electric charging point and a large garden which is mainly laid to lawn.

Services: Mains Electric, Air Source Heat Pump, Water Treatment plant (looked after by landlord)

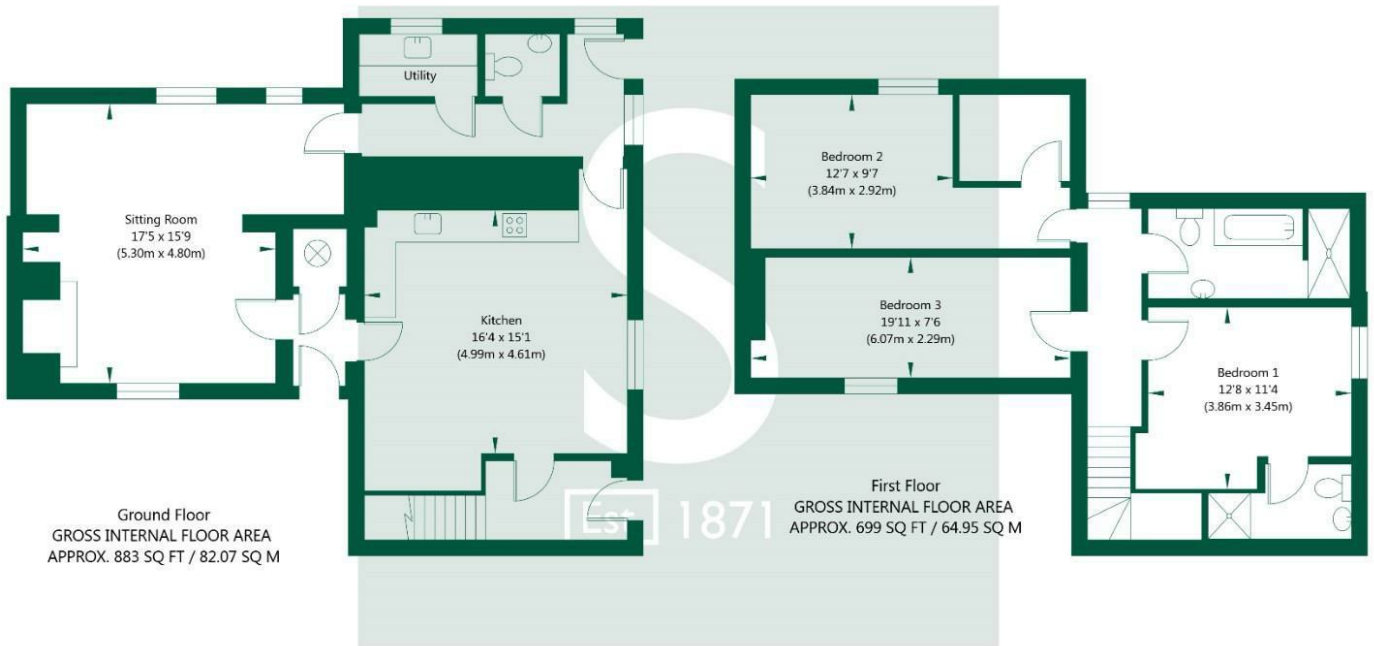
Council Tax: Hambleton District Council - Band E

EPC: 80 (C)

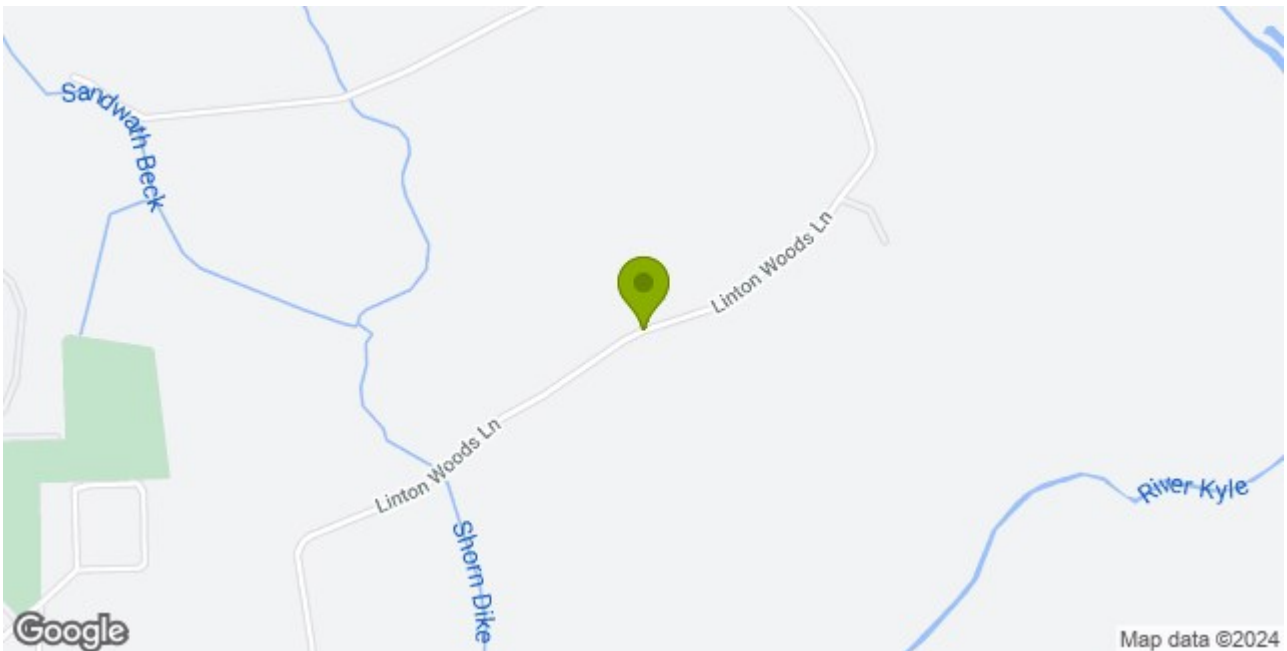
Viewings: Strictly via Letting Agent 01904 625533



Linton Woods Lane, Linton on Ouse, York, YO30 2BG



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1582 SQ FT / 147.02 SQ M  
 All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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**Stephensons**

York	01904 625533
Knarborough	01423 867700
Selby	01757 706707
Boroughbridge	01423 324324
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York Auction Centre	01904 489731
Haxby	01904 809900

**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

