



## Main Street

Linton On Ouse, York, YO30 2AS

£950 Per Month



This three bedroom semi detached cottage situated in the popular village of Linton on Ouse. It briefly comprises: entrance lobby, lounge, dining room, kitchen and to the first floor are three bedrooms and a bathroom. It also benefits from gas fired central heating and extensive double glazing. EPC rating C and Council Tax Band C. Available to rent immediately on an un-furnished basis.



## ENTRANCE LOBBY

Accessed via Upvc front door, radiator, stairs to first floor

## LOUNGE

Window to front aspect, fireplace with wood surround, stone hearth and inset stove effect electric fire, wall lights x 3, radiator, understairs storage cupboard, fully glazed double doors to dining room

## DINING ROOM

Radiator, fully glazed double doors to rear aspect

## KITCHEN

Fitted with a range of base and wall mounted units with matching preparation surfaces, inset single drainer sink unit, gas cooker point, plumbing for dishwasher and washing machine, wall mounted cupboard housing central heating boiler, ceiling spotlights, tiled floor

## FIRST FLOOR LANDING

Loft access point

## BEDROOM ONE

Fitted wardrobes, window to rear aspect, radiator

## BEDROOM TWO

Window to front aspect, radiator

## BEDROOM THREE

Window to rear aspect, radiator

## BATHROOM

Panelled bath with shower attachment, low flush wc, pedestal wash basin, opaque window to front aspect, radiator, wood laminate flooring

## OUTSIDE

To the front of the property is a bed of shrubs and flowers. Pedestrian access down the side of the property leads to an enclosed courtyard garden. This is block paved with a border of shrubs and plants. There is also a shed.

## PARKING

There is a block paved driveway with room for off street parking for a couple of vehicles.

## DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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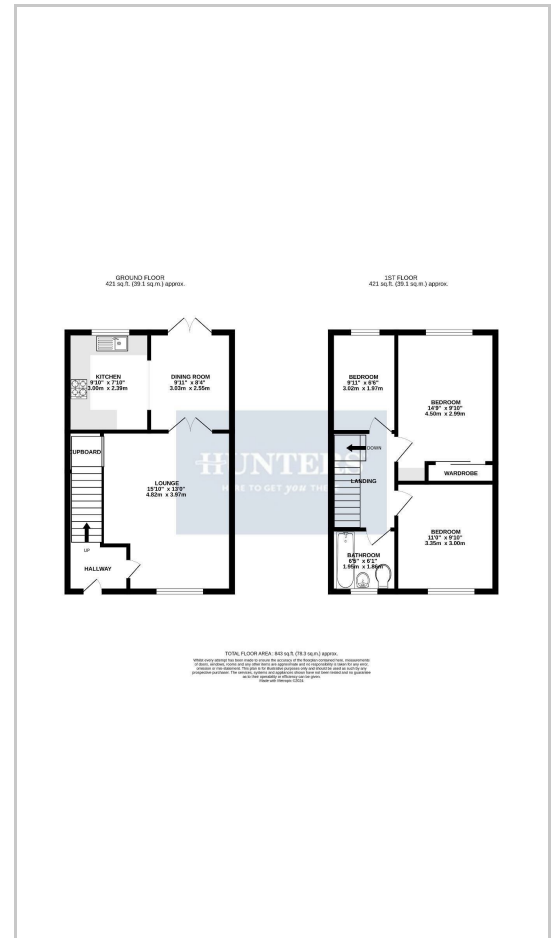
Trinity House Market Place, Easingwold, YO61 3AD

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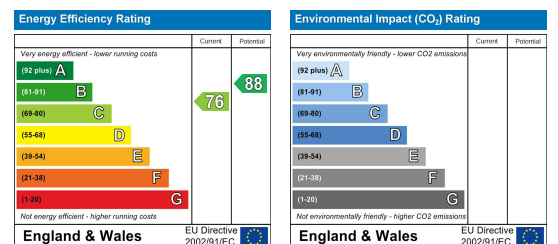
## Area Map



## Floor Plans



## Energy Efficiency Graph



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