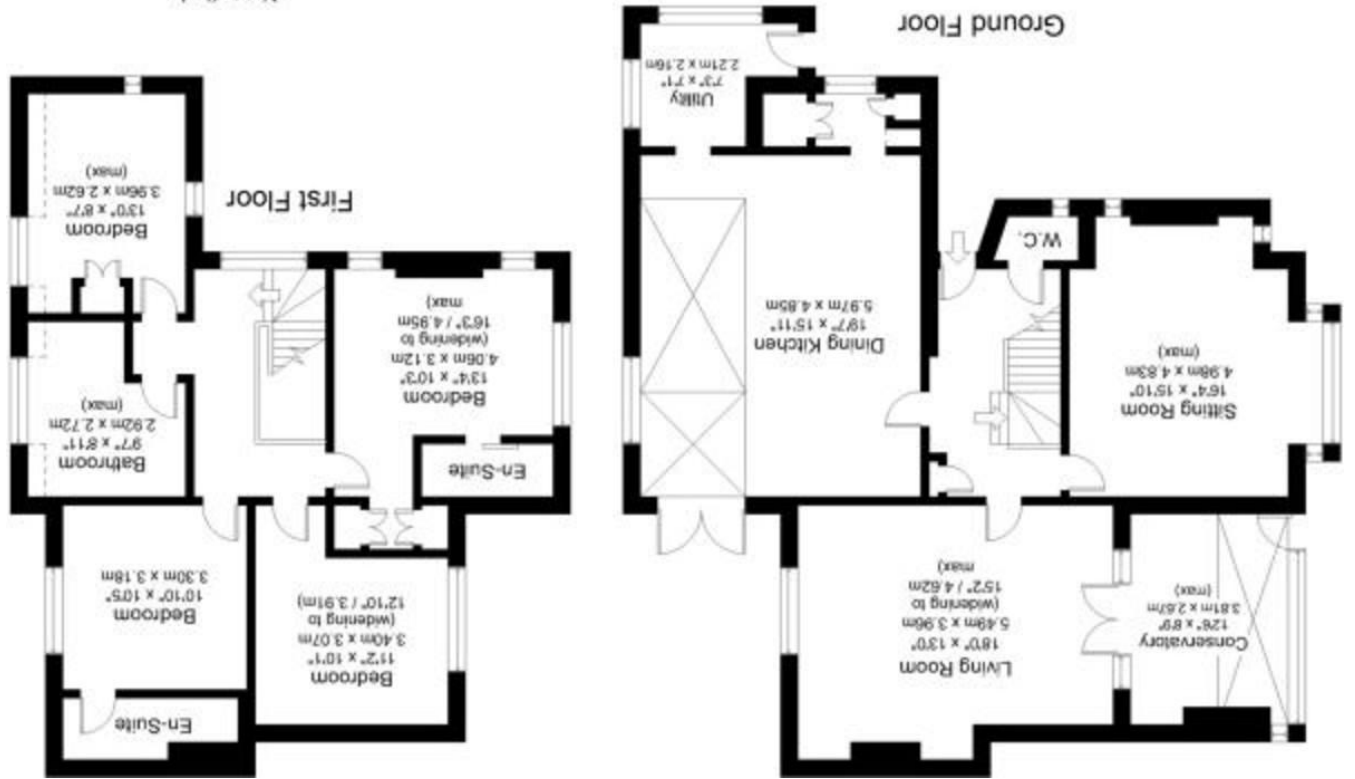


Important Notice 1. Messrs. Thomlinsons for themselves and for the vendor of this property whose agents they give notice that (i) the particulars are produced in good faith, are set out as a general guide and do not constitute any part of a contract (ii) no person in the employment of Messrs. Thomlinsons has any authority to make or give any representation or warranty in relation to the property.



Gross internal floor area excluding Eaves (approx.): 175.2 sq m (1,886 sq ft)
Not to Scale. Copyright © Apex Plans.



River Haven
Linton Common, Linton

Guide Price £850,000

River Haven, Linton Common, Linton, Wetherby, LS22 4JD

A stunning four bedroom, three bathroom, semi-detached family home set on one of the area's most exclusive residential roads within the highly sought-after village of Linton. The property benefits from an elevated plot with extensive gardens and beautiful views as well as additional land leading down to the river with both fishing and boating rights and decked area. Off street Parking. Garage.

SITUATION & DESCRIPTION

Linton is widely regarded as one of the finest residential villages in Yorkshire, some 1.5 miles from the market town of Wetherby, 10 miles to the south east of Harrogate, 13 miles from Leeds and 20 miles from York. The A1/M is only 2 miles away and the commercial centres of North and West Yorkshire are all within daily travelling distance. There are intercity rail services at Leeds, Harrogate and York, and Leeds/Bradford Airport is approximately 14 miles to the west.

GROUND FLOOR

ENTRANCE HALL

storage cupboard

CLOAKROOM

with low level wc and washbasin, window to front

SITTING ROOM

16' 4" x 15' 10" (4.98m x 4.83m) (max) with brick open fireplace incorporating gas burner and exposed beams, window to front

LIVING ROOM

18' 0" x 15' 2" (5.49m x 4.62m) with Yorkshire Stone open fireplace, window to rear and french doors

leading to adjoining front facing conservatory. Door from conservatory to front garden area

DINING KITCHEN

19' 7" x 15' 11" (5.97m x 4.85m) having wall and floor mounted units with built appliances as follows; american fridge freezer, integrated gas hob, two double ovens, steam oven, warming drawer, dishwasher. Centre island with fitted waste disposal unit and hot water tap. Vaulted skylight ceiling and french doors to rear garden area. Wood flooring and LED lights.

UTILITY ROOM

with plumbing for washing machine and tumble dryer, floor mounted sink unit.

CONSERVATORY

12' 6" x 8' 9" (3.81m x 2.67m) door to side garden

FIRST FLOOR

MASTER BEDROOM

13' 4" x 16' 3" (4.06m x 4.95m) (max) windows to front and side, walk in double wardrobe, stunning views over the river

EN-SUITE

recently fitted shower, WC and washbasin



BEDROOM TWO

13' 0" x 8' 7" (3.96m x 2.62m) window to three sides, built in wardrobe

HOUSE BATHROOM

9' 7" x 8' 11" (2.92m x 2.72m) window to side, large walk in shower cubicle, Jacuzzi bath with shower over, WC and washbasin

BEDROOM THREE

10' 10" x 10' 5" (3.3m x 3.18m) window to rear

EN-SUITE

with shower cubicle, WC and washbasin

BEDROOM FOUR

11' 2" x 12' 10" (3.4m x 3.91m) window to front

OUTSIDE

to the rear of the property lies an elevated good size garden accessed via steps leading to a decked area having expansive far reaching views. To the front is an additional good sized garden with pond and mature shrubs. Single Garage and off Street Parking. Additional garden area leading down to the river with both fishing and boating rights with decked area.

