



Sunnyside, Main Street, Linton On Ouse  
York, North Yorkshire YO30 2AY

Guide Price £499,950

  
**BISHOPS**  
PERSONAL AGENTS



Bishops Personal Agents offer for sale this impressive and stylish, four-bedroom, substantial detached family home, situated in the heart of this highly sought after and very popular village of Linton-On-Ouse. The current owners have updated and refurbished this lovely property, giving it a contemporary twist throughout, creating a stunning versatile home, plus the added addition of underfloor heating and an electric heat pump, just right for those energy conscious buyers. The layout currently has a mixture of well-proportioned rooms and private spaces, which makes this ideal for a variety of buyers, including families, professional couples and those looking to retire, but also for commuters with easy access to both York and Easingwold. Briefly comprises: Side entrance doors, leading to the fabulous open plan living area, with three front windows bathing the space with natural light, the focal point the feature fireplace with a wood burning stove, perfect for those cosy evenings. We find plenty of space for a table and chairs, before opening to the modern fitted kitchen with quartz worktops and a full range of cream units and integral appliances. An inner lobby in the heart of the house, leads to the rear sitting room, just right for relaxing or watching movies and a handy utility/cloakroom completing the ground floor. We also find a staircase leading up to the first floor. From the first floor landing, we discover three double bedrooms, the principal and second bedroom, both with en-suite and built in wardrobes, plus a modern family bathroom. A further stair case leads up into the superb converted attic, with a fourth double bedroom and en-suite, perfect for a teenager or could be used as an office space, for anyone working from home. Externally, to the front and side, the house enjoys enclosed fenced gardens, with ample off street parking leading to the garage, perfect for a car/cycle enthusiast workshop, with an opportunity to convert into an annex or as a studio for those who run a business from home. Linton on Ouse is ideally placed for the commuter, lying approximately nine miles from York city centre and within easy reach of the York outer ring road and the local villages of Easingwold and Boroughbridge. Linton has a primary school, with further schooling available at Easingwold. Within the village is a village hall, a public house, campsite and marina at Linton locks. Close by is Newton-on-Ouse with two public houses and also adjacent to the estate of Beningbrough Hall. The Farm shop which notably serves coffee, cakes, breakfast and lunch. The nearby woods, popular with dog owners and walkers. Sold with no onward chain! Please do arrange to view this excellent property as soon as possible, not to miss out!

**Linton on Ouse is a small village readily accessible to the City of York and the Georgian market town of Easingwold. Linton has a primary school, with further schooling available at Easingwold. Within the village is a village hall, a public house, campsite and marina at Linton locks. Close by is Newton-on- Ouse adjacent to the estate of Beningbrough Hall. The Farm shop which notably serves coffee, cakes, breakfast and lunch, located approximately eight miles to the north west of York. The nearby woods is also popular with dog owners and walkers. Local amenities include a village hall, two public houses and a Church of England church. Also the market town of Easingwold, which offers a wide range of shopping, primary and secondary schooling and leisure facilities. Close by, is the village of Aldwark with the award winning Aldwark Arms public house and Aldwark Manor Golf ,Spa & Leisure Hotel. The historic city of York is a hive of activity with an abundance of shopping facilities, York racecourse and 2 theatres, leisure amenities from the splendour of the York Minster to the vibrant night life of the City Centre and restaurants.**



### Living Room

26' 2" x 19' 11" (7.97m x 6.07m) At longest points Double glazed windows to front aspect, feature fireplace with inset wood burning stove\*, down lighting, tv point\* double glazed French doors to the side and underfloor heating\*. Opening to....

### Kitchen

Fabulous contemporary kitchen with an attractive range of cream base and wall mounted units with matching granite work preparation surfaces over, inset sink and drainer with mixer taps, integral appliances include range cooker\* with 6 x hobs\*, extractor hood\*, fridge\*, freezer\*, dishwasher\* double glazed window to side aspect and down lighting.

### Inner Lobby

Staircase to first floor. Doors leading to...

### Utility room

6' 8" x 7' 6" (2.03m x 2.28m)  
Airing cupboard, plumbing for a washing machine\*, bowl wash basin set in vanity unit with mixer taps, low level wc and wall units.

### Sitting Room

14' 1" x 13' 6" (4.29m x 4.11m)  
Double glazed windows to side aspect, down lighting, tv point\* and French doors leading to the rear.

### First Floor Landing

Staircase to second floor and radiator\*. Doors leading to...

### Bedroom 1

16' 0" x 14' 3" (4.87m x 4.34m)  
Double glazed windows to side and rear aspects, built in wardrobes, drawers, tv point\* and air con unit\*. Door leading to...

### En-suite

6' 4" x 5' 7" (1.93m x 1.70m)  
Contemporary suite in white comprising; Walk in shower cubicle with mains shower\*, wash hand basins set in vanity unit with mixer taps, low level wc, double glazed windows to side aspect, down lighting and heated rail\*.

### Bedroom 2

12' 2" x 9' 11" (3.71m x 3.02m)  
Double glazed windows to front aspect, built in wardrobe tv point\* and radiator\*. Door leading to...

### En-suite

6' 7" x 4' 10" (2.01m x 1.47m)  
Contemporary suite in white comprising; Walk in shower cubicle with mains shower\*, wash hand basins set in vanity unit with mixer taps, low level wc, down lighting and heated rail\*.

### Bedroom 3

11' 7" x 10' 3" (3.53m x 3.12m)  
Double glazed windows to front aspect, tv point\* and radiator\*.

### Bathroom

7' 7" x 6' 7" (2.31m x 2.01m)  
Contemporary suite in white comprising; Bath with mixer taps, wash hand basins set in vanity unit with mixer taps, low level wc, double glazed windows to rear aspect, down lighting and heated rail\*.





## Second Floor Landing

Velux to rear aspect. Door leading to...

## Bedroom 4

16' 10" x 15' 8" (5.13m x 4.77m)

Velux window to front aspect, double glazed windows to rear aspect, built in cupboards, eve storage, tv point\*, air con unit\* and radiator\*. Door leading to...

## En-suite

8' 5" x 8' 1" (2.56m x 2.46m)

Contemporary suite in white comprising; Walk in shower cubicle with mains shower\*, wash hand basins set in vanity unit with mixer taps, low level wc, velux to front aspect, down lighting and heated rail\*.

## Garage

21' 9" x 14' 5" (6.62m x 4.39m)

Roller door, power and lighting.

## Outside

Outside to the front and side, we find fenced gardens laid to lawn with a path leading to the house. To the side is gated access and ample off street secure parking in front of the garage. We also find a further out building and shed.

## Agents Note

EPC Rating C and Council Tax Band D.

Broadband supplier: BT.

Broadband speed: Standard Speed.

Water supplier: Yorkshire Water.

Gas supplier: Utility Warehouse.

Electricity supplier: Utility Warehouse.







## Energy performance certificate (EPC)

SUNNYSIDE  
MAIN STREET  
LINTON ON OUSE  
YO30 2AY

Energy rating

**C**

Valid until:

**24 March 2031**

Certificate number:

**2943-2000-5207-9829-3204**

Property type

Detached house

Total floor area

183 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

**Bishops Personal Agents**

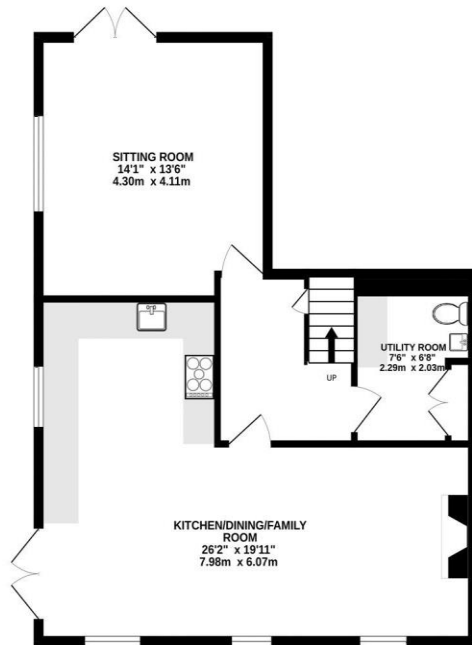
Tel: D: 01904 375376 M: 07497393391

13 Grayshon Drive York North Yorkshire YO26 5RG

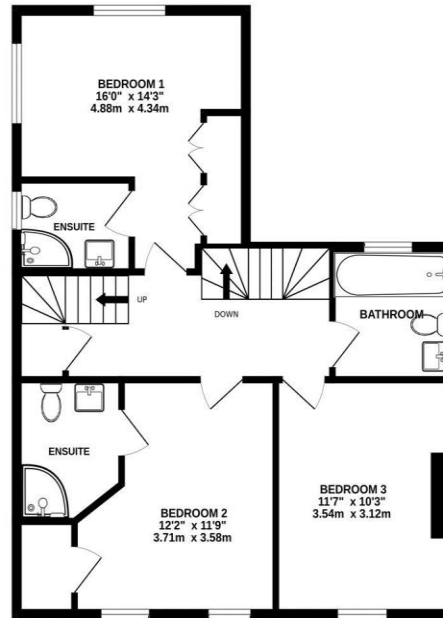
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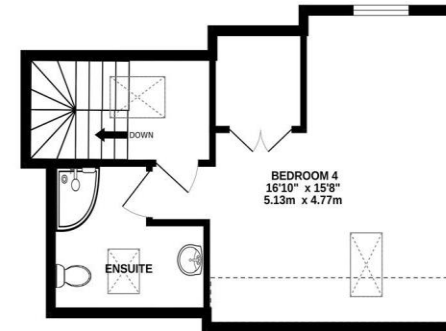
GROUND FLOOR  
720 sq.ft. (66.9 sq.m.) approx.



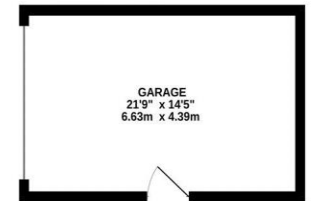
1ST FLOOR  
722 sq.ft. (67.1 sq.m.) approx.



2ND FLOOR  
385 sq.ft. (35.8 sq.m.) approx.



GARAGE  
168 sq.ft. (15.6 sq.m.) approx.



TOTAL FLOOR AREA : 1828sq.ft. (169.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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. Bishops Personal Agents recommends certain products and services to buyers including conveyancing and mortgage advices. We may receive commission for such recommendations. To confirm what the referral fee amounts would be, please ask your Personal Agent direct. Please note that you are under no obligation to use any of these services or the recommended providers.