



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

Guide Price £379,950


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Style, charm, quality and something just a little different, are just a few things that come to mind when looking at this fabulous extended home! Bishops Personal Agents bring to the market, an exceptional terraced cottage called Sunrise View, in the highly sought after village of Linton-on-Ouse. This lovely home is situated on both the fringes of York and Easingwold, has been given a contemporary, yet charming twist throughout by the current owners, creating a fantastic home. With its cosy living room with a dual fuel, burning stove and superb open plan breakfast kitchen with a vaulted roof lantern, not to mention the added advantage of a separate Annex within its grounds and towards the end of the gardens we also discover a fabulous hot tub! This property will be popular with a selection of purchasers including single buyers, professional couples and those looking to retire in their forever home. The whole house is superbly presented and a joy to view. The accommodation comprises; A welcoming porch, leads us into the cottage. To the front we find the living room, with a feature stove and stylish herringbone parquet flooring. Then in turn opening to a fabulous open plan living space, with a contemporary kitchen, fitted with attractive range of grey units, with quartz worktops, plus a range of integral appliances, breakfast bar and French doors leading to the garden. This in turn opens through a study, into a handy utility containing a cloakroom. The stairwell leads us upstairs, from where we find two bedrooms, both with built in wardrobes and a bathroom. Externally to the front, is a pretty gated, frontal south facing garden, with a paved patio area, perfect for relaxing and a pathway leading to the front door. To the rear, the gardens have been well maintained with well stocked perennials, flowering plants, a haven for wildlife and those green fingered buyers, also well lit with outside lighting. In addition, there are intimate spaces leading to the hot tub and raised flower beds, perfect for pottering or simply relaxing on summer evenings. The Annex is a fantastic addition perfect for visitors or accommodating a relative or could even be used as a studio or an office for those who work from home. We also find secure off-street parking, in the rear courtyard leading to the garage, perfect for a car/cycle enthusiast workshop. 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. An early internal inspection is highly recommended, to fully appreciate this beautiful home.

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, 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 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.



Entrance Porch

Front entrance door, double glazed window to side aspect. Stairs to the first floor and radiator*. Door leading to...

Living Room

13' 6" x 11' 10" (4.11m x 3.60m)

Double glazed windows to the front aspect, feature fireplace with duel fuel, burning stove*, alcove shelving, herringbone oak flooring, tv point* and radiator*. Door leading to...

Kitchen/Breakfast Room

17' 9" x 14' 3" (5.41m x 4.34m) At longest points. The fabulous extended kitchen is fitted with a range of modern wall and base units, matching quartz worktops over, incorporating a sink with mixer taps. Integral appliances include a built in NEFF double electric oven* and grill*, induction hob* with extractor hood*, wine cooler*, dishwasher*, wall mounted boiler* and space for a fridge/freezer*. Central island with a breakfast bar. Vaulted roof lantern, sky light and French doors opening onto the garden, down lighting, understairs storage and upright radiators*. Door leading to...



Study

6' 10" x 5' 9" (2.08m x 1.75m)

Double glazed windows to the side aspect, sky light, down lighting and radiator*. Door leading to...

Utility room

8' 8" x 6' 10" (2.64m x 2.08m)

Sky light, wall and base units, sink with a mixer tap, plumbing for a washing machine*, down lighting and radiator*. Doors leading to....

Cloakroom

4' 5" x 3' 1" (1.35m x 0.94m)

Low-level wc and wash hand basin with mixer tap set in a vanity unit and heated rail*.



First Floor Landing

Boarded loft access. Doors leading to...

Bedroom 1

10' 9" x 8' 10" (3.27m x 2.69m)

Double glazed windows to the front aspect, built in alcove wardrobe, tv point* and upright radiator*.

Bedroom 2

10' 11" x 9' 11" (3.32m x 3.02m)

Double glazed windows to the rear aspect, built in alcove wardrobe and upright radiator*.

Bathroom

7' 9" x 5' 6" (2.36m x 1.68m)

A three piece white bathroom suite comprising; Bath with mixer tap and mains shower over*, low-level wc, wash hand basin, set in a vanity unit with mixer tap. Double glazed window to the rear aspect and heated rail*.



Outside

Outside to the front, is a lovely gated garden laid to lawn with shrub borders and a sunny aspect patio. To the rear of the property, we find a pathway with raised flower beds, which have been meticulously maintained with well stocked perennials and flowering plants a haven for those green fingered buyers. Onwards into the inner courtyard with a sitting area, perfect for relaxing on summer evenings in front of the detached garage. This area could also be used for parking a car. A further pathway leads us into a further fenced area, with well stocked planting and a marvelous covered hot tub with a retracting roof, perfect for relaxing throughout the year.

Annex

18' 11" x 9' 0" (5.76m x 2.74m)

Separate Annex. Double glazed window to rear aspect, tv point*, sky light, French doors opening onto the garden and electric wall heater*. Door leading to the shower room comprising; Low-level wc, wash hand basin, set in a vanity unit with mixer tap and walk in shower cubical with electric shower*. Double glazed window to the rear aspect, down lighting and heated rail*.

Garage

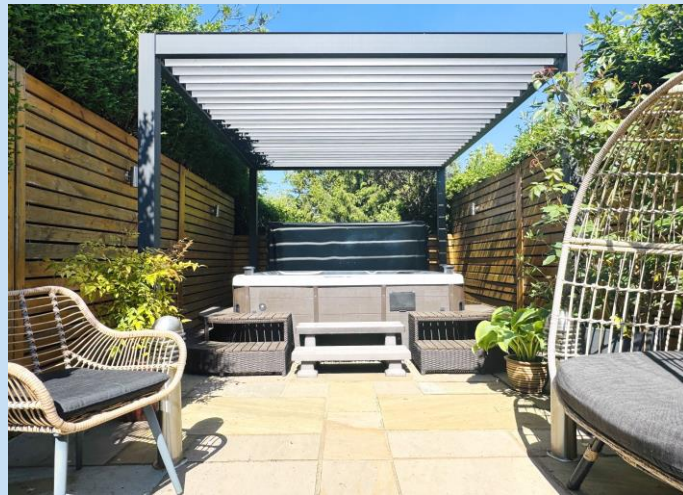
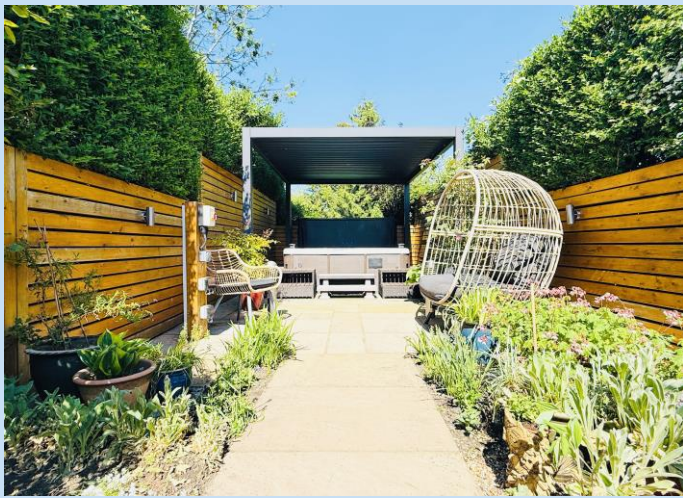
Up and over door, power and lighting.

Agents Note

EPC Rating TBA and Council Tax Band C.

Broadband supplier: BT Fibre.
Broadband speed: Standard Speed.
Water supplier: Yorkshire Water.
Gas supplier: British Gas.
Electricity supplier: British Gas.



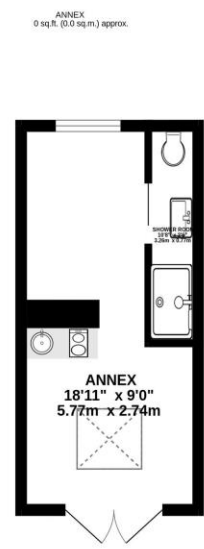
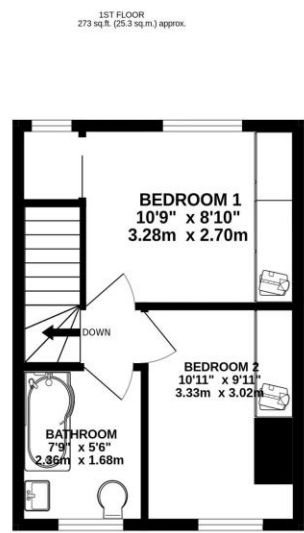
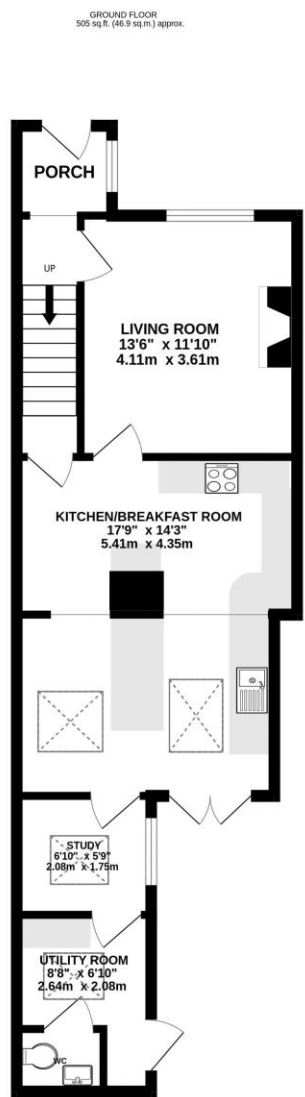


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TOTAL FLOOR AREA : 777 sq.ft. (72.2 sq.m.) approx.

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