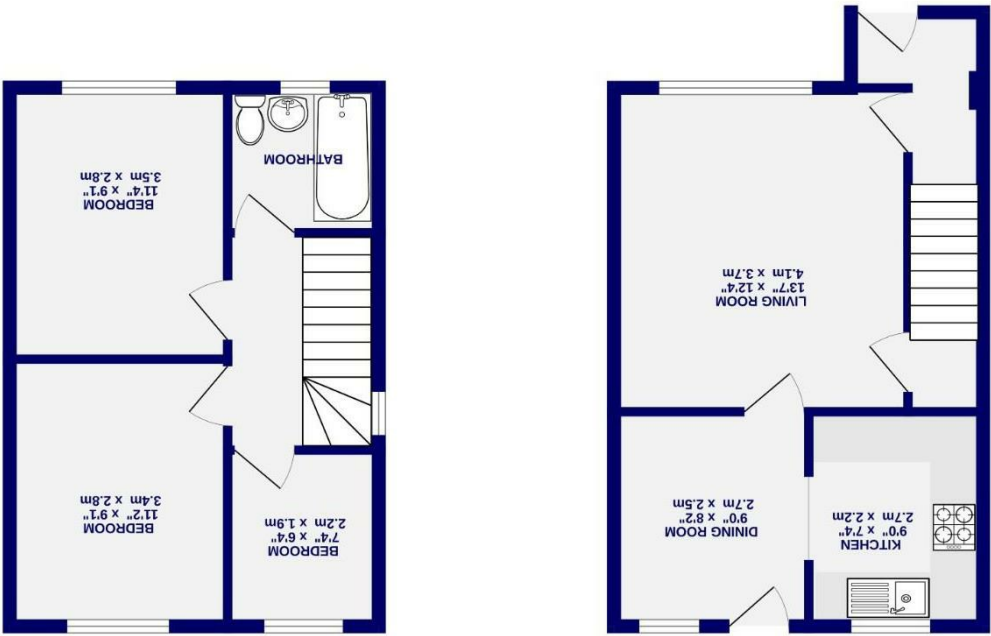




# Half Moon Street Linton On Ouse, York YO30 2TA

Freehold  
Council Tax Band - C

- Semi Detached Home
- Three Bedrooms
- Fully Refurbished To High Standard
- A Move-In Ready Home
- Popular Village Of Linton On Ouse
- Modern Kitchen Diner With Appliances
- Bright Spacious Living Room
- Driveway for Multiple cars.
- Rear Garden and Patio
- EPC - C



TOTAL FLOOR AREA: 713 sq. ft. (66.2 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the description, measurements of rooms and any other areas and no responsibility is taken for any error, omission or misstatement. 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 visited and no guarantee as to their condition.

These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.



Half Moon Street  
Linton On Ouse, York  
YO30 2TA

Offers Over £250,000

 3  1

Ashtons Estate Agents are delighted to present this beautifully refurbished three-bedroom semi-detached home, situated in the charming and picturesque village of Linton-on-Ouse. A much-loved property, it has been updated to a high standard and is now ready for its next chapter.

Located just over 10 miles north of York city centre, Linton-on-Ouse offers peaceful countryside living with riverside and woodland walks on the doorstep. Nearby Beningbrough Hall and the village of Newton-on-Ouse provide further local charm, pubs, and amenities.

Upon entry the property into a bright, airy hallway featuring a modern designer radiator, setting the tone for the thoughtful touches throughout. The living room enjoys plenty of natural light, a stylish feature wall, and continues the designer radiator theme, blending comfort with contemporary style.

At the rear, the kitchen diner has been stylishly updated with a modern range of units, integrated appliances, and ample workspace. Standout additions include a built-in wine cooler, perfect for relaxing and entertaining. a boiling water cooker tap for instant teas, coffees, or prepping veg with ease. The space opens directly onto the rear garden, ideal for that 'inside outside' living.

Upstairs there are two generous double bedrooms with pleasant views, and a third room ideal for a nursery or home office. The recently refurbished family bathroom is finished with striking herringbone tiles, slate-effect flooring, and sleek black fixtures. A heated, backlit mirror offers a steam-free view, and a designer radiator adds a further touch of luxury.

Outside, the property boasts a private driveway and tidy front lawn with flower borders. The rear garden is low-maintenance with a patio, raised lawn, and handy storage shed.

