



HUNTERS[®]
HERE TO GET *you* THERE

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Half Moon Street, Linton on Ouse, York, YO30
2AG
Guide Price £250,000

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Offered with NO ONWARD CHAIN this superbly presented two bedroom end of terraced property has the addition of a useful loft space and also has the scope to extend subject to any necessary planning requirements. Benefiting from extensive double glazing and gas fired central heating it comprises: porch, kitchen and lounge/diner. To the first floor are two bedrooms, a bathroom and a staircase leads to the loft space. Outside are lovely gardens to the rear and views over open fields whilst to the front there is off street parking. A viewing is highly recommended to appreciate this lovely property. EPC rating C and Council Tax Band B. Apply Easingwold Office on 01347 823535.

- **TWO BEDROOMS**
- **USEFUL LOFT SPACE**
- **COUNCIL TAX BAND B**

- **END OF TERRACE**
- **LOVELY GARDEN**
- **EPC RATING C**

- **IMMACULATELY PRESENTED**
- **NO ONWARD CHAIN**

LINTON ON OUSE

Linton-on-Ouse is a vibrant village situated on the northern bank of the River Ouse. It boasts a strong community and features a public house, a village hall, a primary school, a playing field, and a children's playground.

The village falls within the catchment area of Easingwold School, and Queen Ethelburga's.

Beningbrough Hall and Aldwark Manor Spa Hotel are both within a few miles.

Linton-on-Ouse is well connected to road networks via the Aldwark Toll Bridge providing access southwest to the A59 York-Harrogate road and the A1(M) (10 miles), and northeast via the A19.

PORCH

Quarry tiled floor, part glazed composite front door

KITCHEN

Fitted with a range of base and overhead units with matching preparation surfaces, inset single drainer sink unit, integrated appliances to include electric double oven, induction hob, extractor hood, fridge/freezer, dishwasher and washing machine, understairs storage cupboard, window to front aspect, cupboard housing central heating boiler, recessed ceiling lights

LOUNGE/DINER

Radiators x 2, firereplace with inset electric stove/fire (can be opened up), recessed ceiling lights, door to side lobby, window to rear aspect, fully glazed double doors to rear garden

SIDE LOBBY

Radiator, stairs to first floor, fully glazed opaque glass door to side aspect

FIRST FLOOR LANDING

Window to side aspect, stairs to loft space, small window to rear aspect

BEDROOM ONE

Window to rear aspect, radiator

BEDROOM TWO

Window to front aspect, fitted wardrobes, radiator

BATHROOM

Panelled bath with mains shower attachment over, fitted screen, vanity unit with inset

wash basin, low flush wc, ladder style radiator, opaque window, fully tiled walls, fully tiled walls

LOFT SPACE

Velux window, eaves storage

OUTSIDE

To the front of the property are borders of shrubs and plants. Pedestrian access down the side of the property leads to the South West facing rear garden which is landscaped to include a paved patio area, an area of lawn, borders of mature shrubs and plants.

PARKING

A driveway gives ample room for off street parking for two vehicles

ANTI MONEY LAUNDERING REGULATIONS

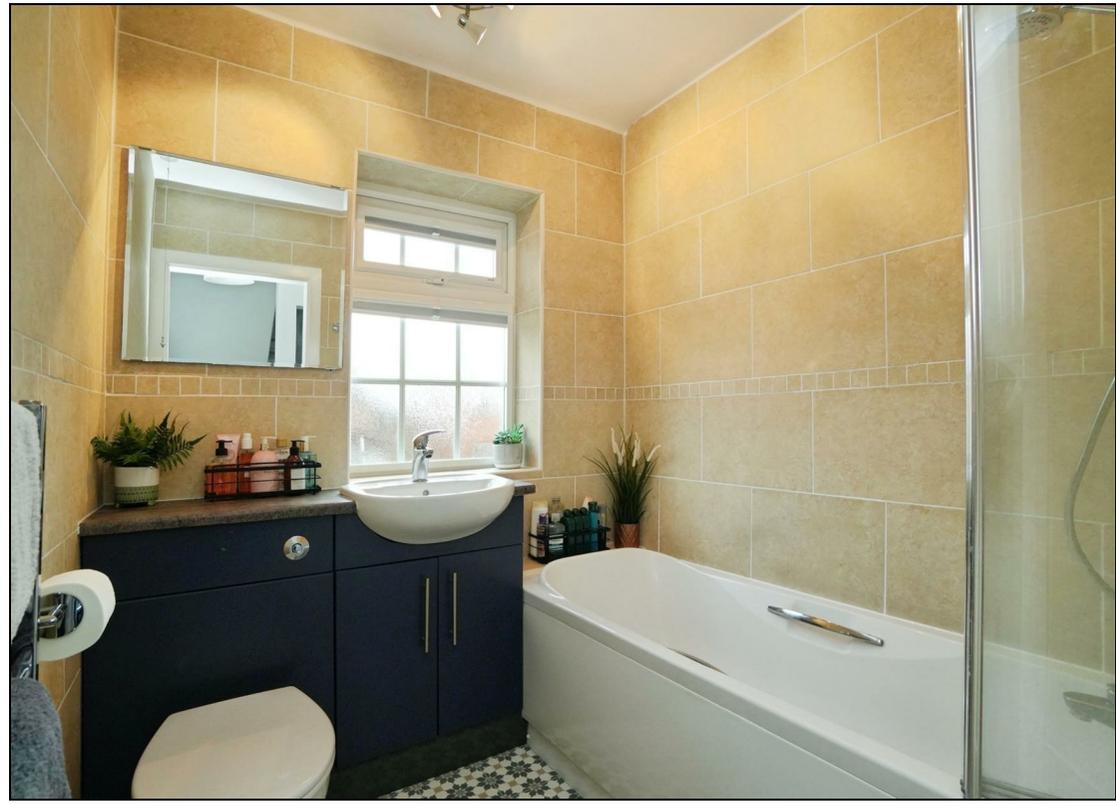
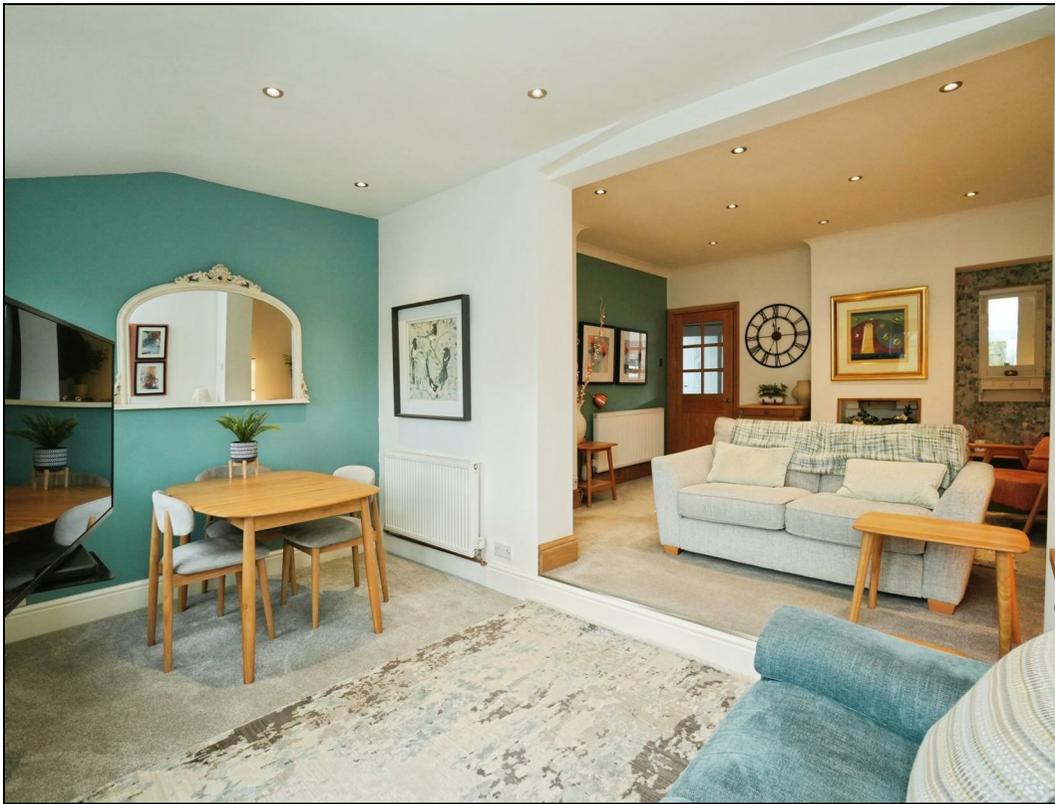
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

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.







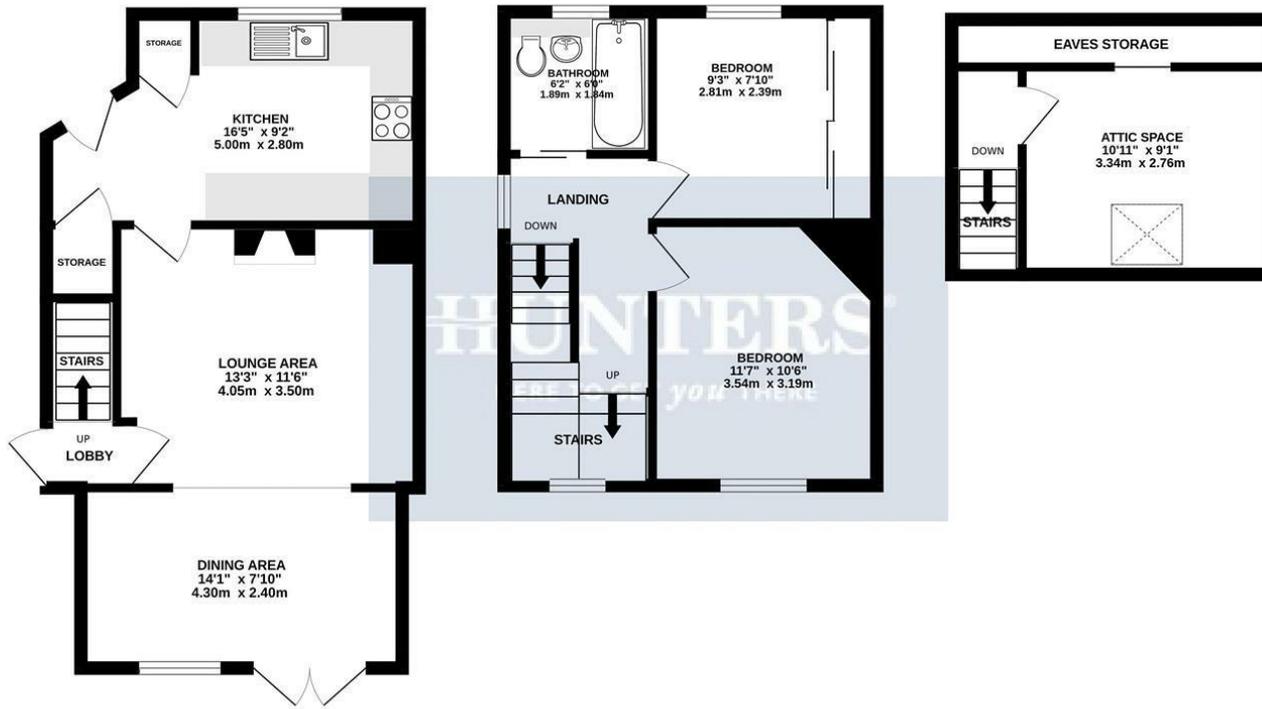




GROUND FLOOR
425 sq.ft. (39.5 sq.m.) approx.

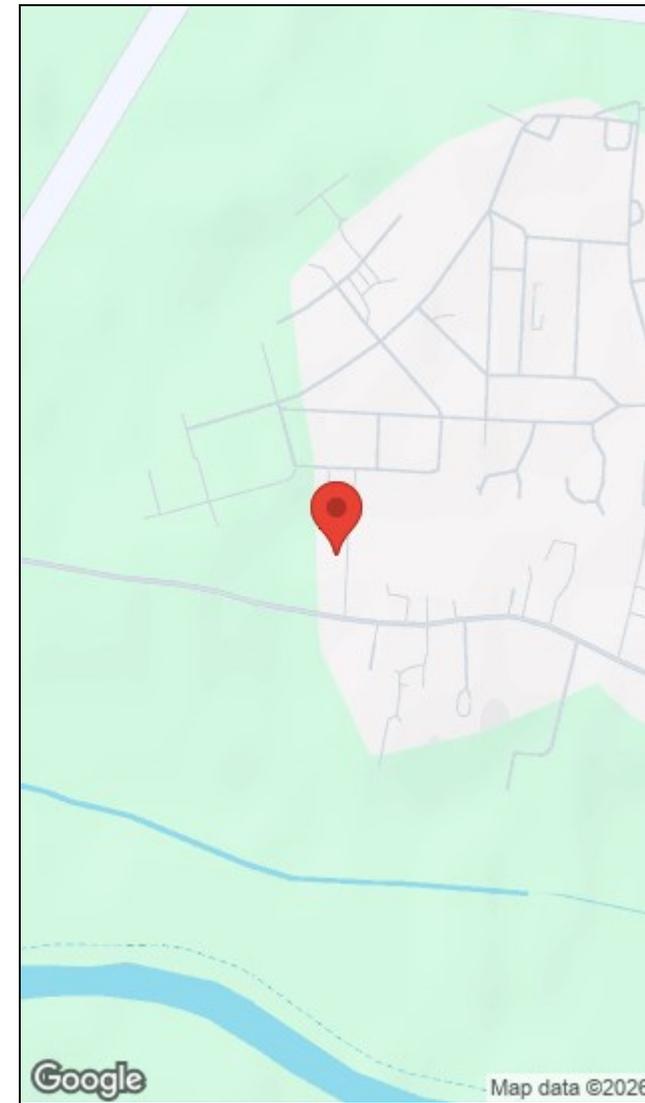
1ST FLOOR
333 sq.ft. (30.9 sq.m.) approx.

2ND FLOOR
156 sq.ft. (14.5 sq.m.) approx.



TOTAL FLOOR AREA : 913 sq.ft. (84.8 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	83
EU Directive 2002/91/EC		
England & Wales		

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