



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

Guide Price £284,000

**BISHOPS**  
PERSONAL AGENTS

Bishops Personal Agents bring to the market a charming extended mid terraced house, located in the highly sought after village of Linton-on-Ouse. This cottage style property is situated on both the fringes of York and Easingwold and gives any buyer the opportunity to add their own stamp and style, creating a bright and spacious home, which will appeal to a multitude of buyers, including professional couples and those looking to retire in their forever home. With the benefit of gas central heating and double glazing in brief comprises; Front entrance vestibule with a staircase leading up to the first-floor landing. A door leading into the spacious living room with an understairs storage cupboard. Onwards we progress into the open plan kitchen-dining room, with a range of cottage style units and ample space for a table and chairs. The kitchen then opens into a further sitting room, with a skylight bathing the space with natural light and French doors lead out to the rear. A downstairs shower room completes the ground floor. From the first-floor landing, we find two double bedrooms, one with built in wardrobes and a superb contemporary shower room. Externally to the front, is a pretty gated, frontal south facing garden, with a paved patio area, perfect for relaxing throughout the day and a pathway leading to the front door. To the rear there is a fenced courtyard garden, just right for outside entertaining. 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, 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. Stairs to the first floor and radiator\*. Door leading to...

### Living Room

14' 0" x 11' 10" (4.26m x 3.60m)

Double glazed windows to the front aspect, tv, telephone points\*, storage cupboard and radiator\*. Door leading to...

### Kitchen/Breakfast Room

17' 0" x 7' 7" (5.18m x 2.31m)

Cottage style kitchen, fitted with a range of wall and base units, matching worktops over, incorporating a drainer sink with mixer taps. Integral appliances include a built in electric oven\*, 4 x gas hobs\*, extractor fan\* dishwasher\*, plumbing for a washing machine\*, down lighting, double glazed windows to rear aspect and radiator\*. Opening to...

### Sitting Room

9' 0" x 7' 9" (2.74m x 2.36m)

Double glazed French doors to the side aspect, sky light and radiator\*. Door leading to...



### Shower Room

9' 0" x 5' 8" (2.74m x 1.73m)

A three piece white suite comprising; Shower with mains shower\*, low-level wc and wash hand basin. Double glazed windows to the rear aspect and radiator\*.

### First Floor Landing

Loft access. Doors leading to...

### Bedroom 1

13' 10" x 9' 1" (4.21m x 2.77m)

Double glazed windows to the front aspect, tv point\* and radiator\*.

### Bedroom 2

10' 7" x 9' 10" (3.22m x 2.99m)

Double glazed windows to the rear aspect, tv, telephone points\*, built in wardrobes and radiator\*.

### Shower Room

7' 6" x 6' 8" (2.28m x 2.03m)

A three piece white suite comprising; Shower with mains shower\*, low-level wc, wash hand basin with mixer tap. Double glazed windows to the rear aspect, down lighting and heated rail\*.



### Outside

Outside to the front, is a gated garden, with numerous shrub borders and a sunny aspect patio. To the rear of the property, we find a fenced courtyard garden with rear gated access.

### Agents Note

EPC Rating D and Council Tax Band B.

Broadband supplier: BT Line, the last supplier was Sky, but previously, it was Plusnet via John Lewis. Broadband speed: Standard Speed. Water supplier: Yorkshire Water. Gas supplier: Octopus Energy. Electricity supplier: Octopus Energy.

We have been informed that the rear access gate, is for essential access only.





## Energy performance certificate (EPC)

2 The Cottages  
Main Street  
Linton On Ouse  
YORK  
YO30 2AY

Energy rating

**D**

Valid until:

**28 April 2032**

Certificate number:

**6500-5885-0622-4123-3423**

Property type

Mid-terrace house

Total floor area

77 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).



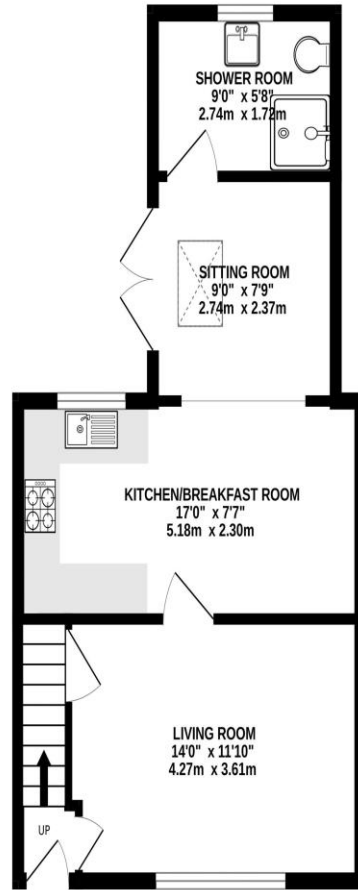
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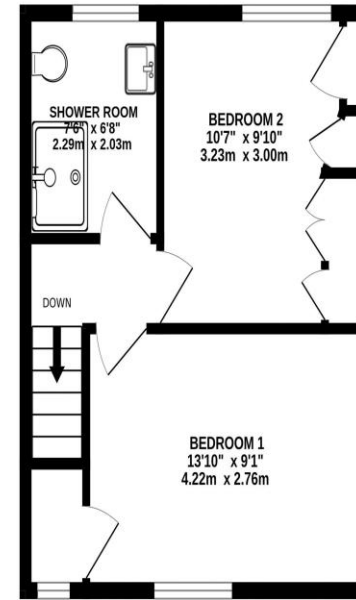
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GROUND FLOOR  
404 sq.ft. (37.5 sq.m.) approx.



1ST FLOOR  
339 sq.ft. (31.5 sq.m.) approx.



TOTAL FLOOR AREA: 743 sq.ft. (69.1 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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