



Ashtons

Grange Garth, Linton On Ouse, York, YO30 2TE

Grange Garth

Linton On Ouse, York

YO30 2TE

£220,000



Located in the ever-popular village of Linton-on-Ouse, just north of York, is this beautifully updated two-bedroom home. Finished to a high standard throughout, the property presents an excellent opportunity for first-time buyers, professionals or anyone seeking the benefits of village life whilst remaining within easy reach of York. Complete with parking for two vehicles and an enclosed rear garden, this is a home ready to move straight into.

Internally, the property opens into a bright and stylish open-plan living and dining room, thoughtfully enhanced by the current owners with contemporary décor, new flooring and an attractive feature media wall. A deep under-stairs cupboard provides excellent additional storage, while the generous proportions allow ample space for a variety of furniture layouts, making it ideal for both everyday living and entertaining.

To the rear is a well-appointed fitted kitchen comprising a range of shaker-style wall and base units, providing generous storage and worktop space, with room for a selection of freestanding appliances. A door leads directly out to the enclosed rear garden.

The first floor offers two well-proportioned bedrooms, with the spacious principal bedroom positioned to the front elevation. Completing the accommodation is a modern three-piece bathroom, finished with contemporary, low-maintenance wall tiling and useful built-in storage.

Externally, the property enjoys an attractive, low-maintenance courtyard-style rear garden with a combination of patio and gravelled seating areas, creating an ideal space to relax or entertain. To the rear of the garden is a useful storage shed, which also offers potential to be converted into a home office or studio, subject to any necessary consents. In addition, there is a lawned front garden and allocated parking for two vehicles within the development.



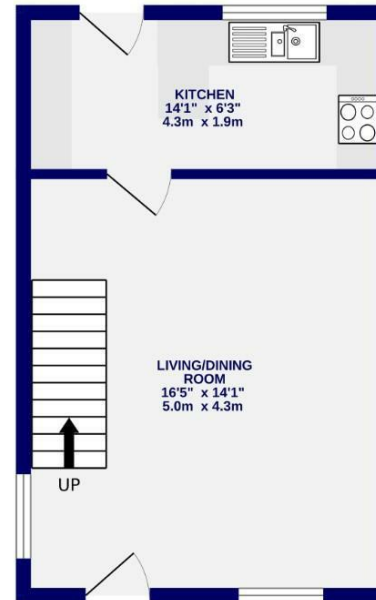


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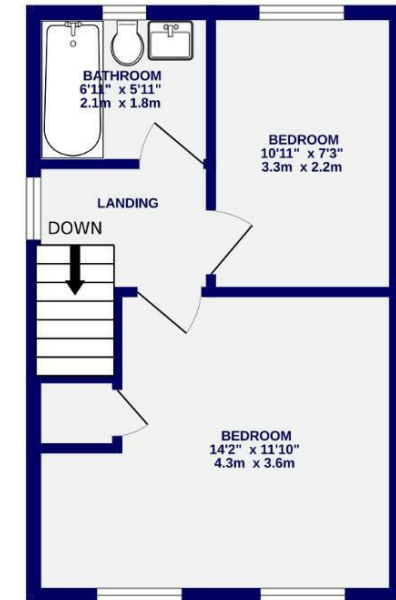
Freehold
Council Tax Band - B

- Semi Detached House
- Two Bedrooms
- Beautifully Presented Throughout
- Gardens To Front & Rear
- Parking For Two Vehicles
- Sought After Residential Village
- No Onward Chain
- EPC D

GROUND FLOOR
320 sq.ft. (29.7 sq.m.) approx.



1ST FLOOR
321 sq.ft. (29.8 sq.m.) approx.



TOTAL FLOOR AREA : 641 sq.ft. (59.5 sq.m.) approx.
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