Linton Woods Lane, York YO30 2TF

£295,000

Stephensons
estate agents & chartered surveyors







A beautifully presented 3 bedroom semi-detached property located on the rural fringes of Linton-on-Ouse and only 7miles north of York. Upgraded throughout by the current owners in 2024, it offers a cosy sitting room, stunning dining kitchen, delightful garden room and a luxurious family bathroom, plus off road parking and a good sized landscaped rear garden.

Tenure: Freehold
Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected
Broadband: Up to 1600 Mbps* download speed
EPC Rating: C - 69
Council Tax: C - North Yorkshire Council
Current Planning Permission: No current valid planning permissions

*Download speeds vary by broadband providers so please check with them before purchasing.







An entrance hall with staircase and useful storage cupboard leads off into a cosy sitting room centred around an open fireplace with the potential for a wood burning stove.

The sunning 21'0" (6.39m) long dining kitchen enjoys rear garden views and was redesigned and replaced in 2024 to an exceptional specification and features elegant quartz worktops and an impressive range of larder and storage cupboards complemented deep drawers and integrated appliances to include a dishwasher and a washing machine. The kitchen has also been designed to accommodate an American style fridge/freezer and a range cooker.

Double doors off the dining area lead out into a delightful garden room with further double doors allowing direct access out into the rear garden.

The first floor landing with airing cupboard leads off into 2 double bedrooms with built-in wardrobes, a larger than average sized single bedroom and a luxuriously appointed house bathroom that features a shower above the bath, contemporary vanity with basin and a storage, heated towel rail and a toilet.

Other features of note include a gas fired central heating system, double glazing, oak interior doors throughout and a drop down timber ladder off the landing allowing access up into a surprisingly spacious and fully boarded 21'0" long loft with an 8'10" apex and the potential to convert and create a further 198 sq ft of living space subject to the necessary planning consents and building regulations.

Outside the front garden is mainly laid to lawn and a gravel driveway provides off road parking and access to an EV charging point.

The rear garden has been lovingly landscaped by the current owners to feature a lawn, shingled seating areas and a kitchen garden area that includes 3 raised veg beds as well as plum, pear and apple fruit trees.

The rear garden also includes a timber built storage shed and a bike store.

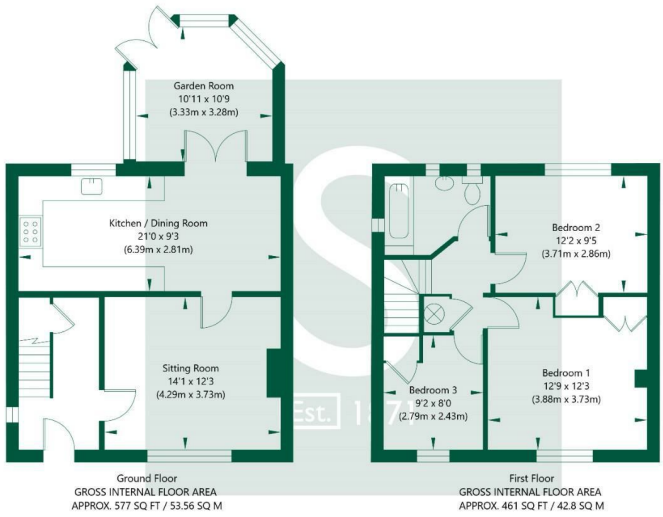
DIRECTIONS
Approaching from Newton-on-Ouse, turn right onto Linton Woods Lane just before entering the village of Linton-on-Ouse. Take the first right, then the first left, before turning left again at the T-junction. Continue a short distance and No. 114 will be found on the right-hand side, clearly identified by one of our For Sale boards.

AGENTS NOTE
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In accordance with Anti-Money Laundering Regulations, we are required to carry out identity and anti-money laundering checks on all purchasers. A non-refundable fee of £30 + VAT (£36 including VAT) per purchaser is payable for these checks. The fee must be paid before we can issue a Memorandum of Sale to the solicitors and is non-refundable should the purchase subsequently not proceed

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Linton Woods Lane, Linton On Ouse, York, YO30 2TF



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1038 SQ FT / 96.36 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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