



## Linton On Ouse, York Guide Price £225,000

A wonderful Victorian cottage in a pretty village just under 8 miles north of York. Features include a spacious living room, contemporary kitchen and utility room, 2 double bedrooms and a stylish bathroom, complemented by a versatile attic room with glorious far reaching rural views.

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### Inside

An entrance lobby with staircase leads off into a cozy sitting room with wood burning stove and a throughway into a generous dining area. The contemporary kitchen provides a range of base and wall storage cupboards, complemented by an integrated touch control hob and a double oven and grill. The kitchen also features painted ceiling beams and a skylight.

Leading off the kitchen is a very useful rear lobby/utility room with WC and access out into the rear courtyard.



The first floor landing features stripped pine period doors leading off into 2 double bedrooms and stylish bathroom with heated towel ladder, waterfall taps and a twin headed shower over the bath. A steep staircase off the landing leads up into a versatile attic room with a Velux skylight and glorious far reaching rural views.

Other internal features of note include a gas fired central heating system and double glazing.

### Outside

A gated pathway leads up from the "on street" parking and the front garden currently provides a low maintenance area with veg beds and screened wheelie bin area.



At the rear there is a south facing courtyard and seating area plus 2 timber built storage sheds.

### Tenure

Freehold

### Services/Utilities

Mains gas, electricity, water and sewerage are understood to be connected.

### Broadband Coverage

Up to 76 \* Mbps download speed

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

### EPC Rating

D - 61

### Council Tax

B - North Yorkshire Council

### Current Planning Permissions

No current valid planning permissions

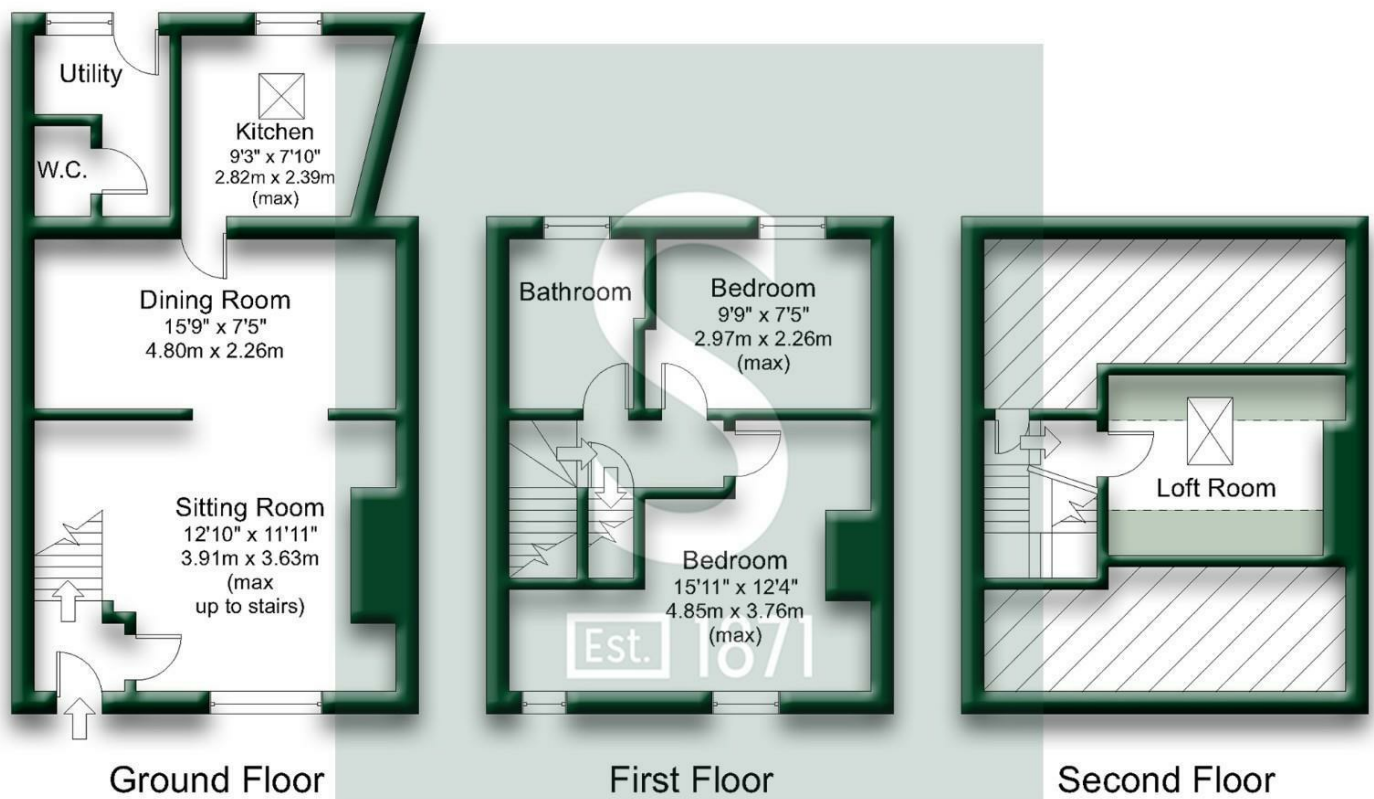
### Imagery Disclaimer

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### Viewings

Strictly via the selling agent - Stephenson's Estate Agents, Easingwold





Gross internal floor area excluding Loft Room & Eaves (approx.): 71.9 sq m (774 sq ft)  
Please Note, The Highlighted Areas Are Below 1.5m in Height & Are Not Included In The Gross Internal Floor Area.  
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