



Linton Meadow, Linton-On-Ouse, YO30

Asking Price: £265,000

Linton Meadow, Linton-On-Ouse, North Yorkshire, YO30

James Winn are delighted to bring to the market in excellent condition this three-bedroom semi-detached family home. Located within the sought after village of Linton-on-Ouse. The property is ideally located within walking distance to local green spaces, and a range of local amenities.

The ground floor consists of a large entrance hall to the left is the living room, following through to a dining room with sliding doors to the garden, to the right of the dining room is a modern kitchen with free standing appliances and a door leading to the driveway. The ground floor also hosts a storage cupboard and a downstairs W/C.

The first floor has three well-proportioned bedrooms all with fitted wardrobe space, and sharing a contemporary bathroom suite.

Externally you have a good sized mature rear garden with an even proportion of patio space and the rest laid lawn, with a lovely view over open space.

The property further benefits from driveway parking, a garage, and an electric vehicle charger.

Council Tax Band C - Hambleton

EPC Rating - D



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.
Made with Metropix ©2020



Situation:

Linton Meadow is a quiet residential cul-de-sac in the sought-after village of Linton-on-Ouse, approximately 11 miles north-west of York city centre. The area enjoys a peaceful rural setting surrounded by open countryside while remaining within convenient commuting distance of York, Easingwold and the A19. It provides an excellent balance of country living and commuter convenience.

Directions:

Leave Thirsk Market Place and follow signs for the A19 South towards York. Continue on the A19 for approximately 10 miles.

At the junction with B1363, turn right, signposted Linton-on-Ouse.

Follow the B1363 into the village.

Turn left into Linton Meadow.

Turn left and the property will be located at the bottom on the right.

Entrance Hall:**1.97 x 4.47**

Front door, double glazed window, carpet, understairs storage.

W/C:**0.78 x 1.35**

Lino, W/C, double glazed window, basin.

Living Room:**3.71 x 4.47**

Carpet, radiator, double glazed window, fireplace.

Dining Room:**3.04 x 2.63**

Carpet, radiator, sliding door to garden.

Kitchen:**2.63 x 4.65**

Lino, radiator, double glazed window, side door, tiled splashbacks, worktops, cupboards, sink, oven, hob, extractor fan, free standing appliances.

Stairs & Landing:**2.62 x 2.17**

Carpet, banister, double glazed window, loft hatch.

Master Bedroom:**3.70 x 3.46**

Carpet, double glazed window, fitted wardrobe.

Bedroom 2:**3.04 x 3.70**

Carpet, double glazed window, fitted wardrobe.

Bedroom 3:**2.62 x 2.62**

Carpet, 2x double glazed window, fitted wardrobe.

Bathroom:**1.96 x 2.27**

Lino, W/C, basin, bath with shower, double glazed window, radiator, part tiled walls.

External**Garage:****2.53 x 5.24**

Concrete flooring, lights, power, front & side door, back window.

Front:

Lawn & pathway to front door, access to driveway.

Side:

Concrete driveway for multiple cars, E/V charger, side gate, access to garage & side door.

Back:

Patio, lawn, flowerbeds, greenhouse, fence & bush boarders.



Material Information:

The following information should be read and considered by any potential buyers prior to making a transactional decision:

SERVICES: We are advised by the seller that the property has mains provided gas, electricity, water and drainage.

MAINTENANCE / SERVICE CHARGE: N/A

WATER METER: Not known

PARKING ARRANGEMENTS: Driveway & Garage

BROADBAND SPEED:

The maximum speed for broadband in this area is shown by inputting the postcode at the following link here <https://www.broadbandcheck.co.uk/>

ELECTRIC CAR CHARGER: Yes

MOBILE PHONE SIGNAL: No known issues.

The information above has been provided by the seller and has not yet been verified at this point of producing this material. There may be more information related to the sale of this property that can be made available to any potential buyer.

Clauses:

1/ James Winn Estate Agents has not tested any services, appliances or heating and no warranty is given or implied as to their condition. 2/ All measurements are approximate and intended as a guide only. All our measurements are carried out using a regularly calibrated laser tape but may be subject to a margin of error. 3/ We believe the property is freehold but we always recommend verifying this with your solicitor should you decide to purchase the property. 4/ Fixtures and fittings other than those included in the above details are to be agreed with the seller through separate negotiation. 5/ All EPC`s are generated by a third party and James Winn Ltd accepts no liability for their accuracy.

Mortgage & Financial Services:

James Winn Estate Agents are keen to stress the importance of seeking independent mortgage advice. If you are in need of mortgage advice our team will be pleased to make you an appointment with an independent mortgage advisor based. Call 01609 777125 or 01845 524488. (Remember your home is at risk if you do not keep up repayments on a mortgage or other loans secured on it).Minimum age 18.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 80 C |
| 55-68 | D | 67 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |