



HUNTERS[®]
HERE TO GET *you* THERE

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A well-presented and spacious park home situated on a favourable plot within a small full residential park home site exclusively for the over 50s, in the village of Linton-on-Ouse and within easy driving distance of both Easingwold and York. The property offers two bedrooms, a study and well-proportioned living accommodation, including a generous lounge/diner, conservatory overlooking the private rear garden and wooded backdrop, fitted kitchen, two bedrooms with fitted wardrobes, en-suite bathroom and separate shower room. The property benefits from double glazed windows and gas central heating. Outside, there is a low-maintenance private rear garden, driveway parking with EV charger and useful storage shed. Offered for sale with no onward chain. Council Tax Band: A

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| • NO ONWARD CHAIN | • TWO BEDROOM PARK HOME | • FULL RESIDENTIAL SITE |
| • FAVOURBALE PLOT ON SITE | • OVER 50's | • WITHIN DRIVING DISTANCE OF EASINGWOLD & YORK |
| • PRIVATE LOW MAINTENANCE GARDEN | • GAS CENTRAL HEATING & DOUBLE GLAZED WINDOWS | • COUNCIL TAX BAND: A |

Property Description

On entering the property you are welcomed in a reception hall with useful built-in storage. From here, doors lead to the lounge/diner, two bedrooms, the kitchen, a study and a shower room. The versatile lounge/diner provides ample space for both dining and living room furniture with the dining area being located just by the door to the kitchen. The living area enjoys plenty of natural light and features French doors leading into a conservatory, which overlooks the rear garden and a wooded backdrop . This provides a peaceful additional sitting area.

The kitchen is fitted with a range of wall and base units, offering ample worktop and storage space, together with room for appliances. The main bedroom benefits from built in wardrobes and en-suite bathroom which is fitted with a corner bath, hand wash basin and a toilet, the second bedroom also has a fitted wardrobe . A shower room with a shower cubicle, hand wash basin and a toilet completes the internal accommodation.

Outside, the property enjoys a delightful low maintenance private rear garden . A private driveway provides convenient off-road parking and there is also an EV charger. There is also a useful outside storage shed.

Additional Information

We are advised by the current owners that the Pitch Fee is £2087.07 per annum.

Anti Money Laundering Regulations

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

Disclaimer.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.





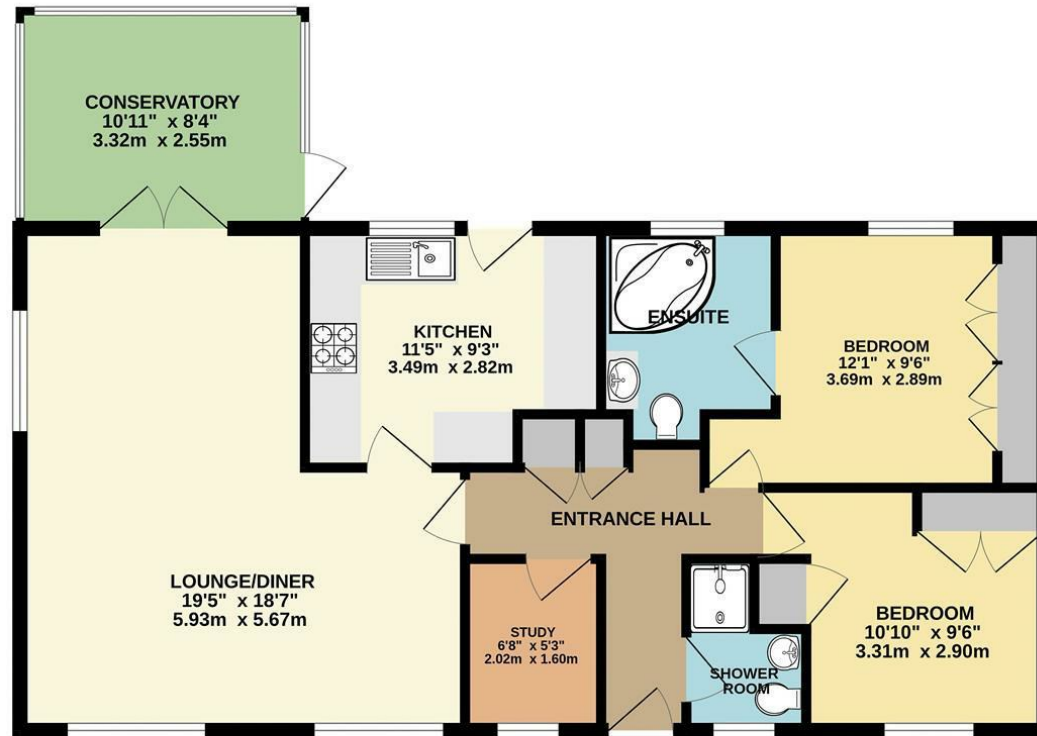






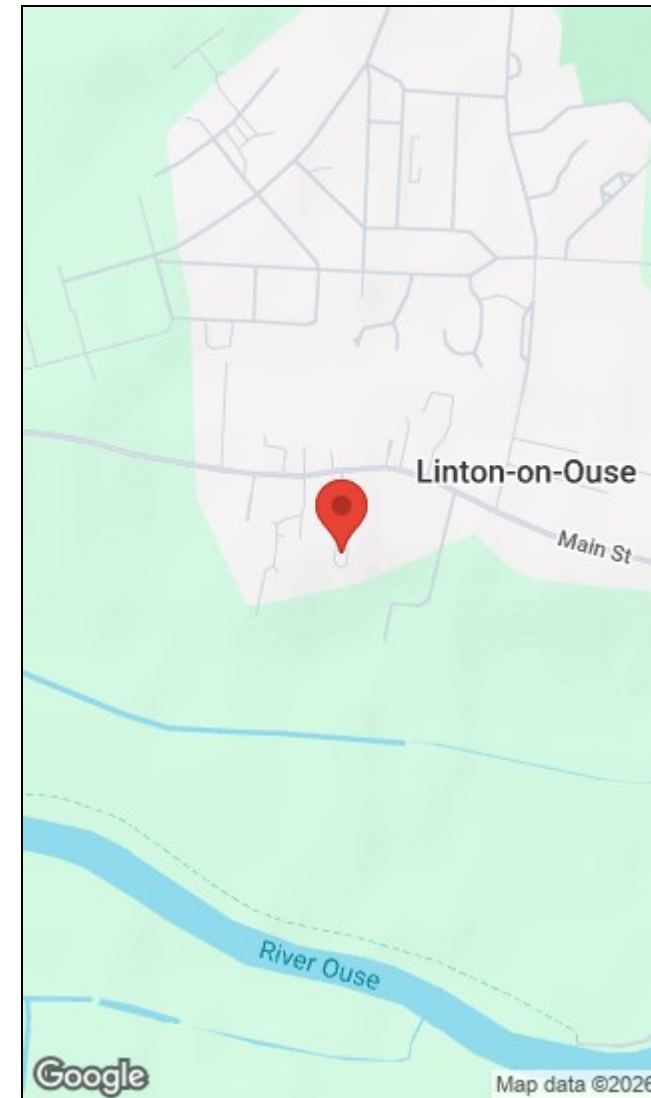


GROUND FLOOR
770 sq.ft. (71.5 sq.m.) approx.



TOTAL FLOOR AREA: 770 sq.ft. (71.5 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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