



10 Meadowside, Linton on Ouse, York YO30 2TG

Stephensons

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EST 1871

A beautifully presented 2 bedroom detached park home, enjoying an enviable position within a delightful retirement development exclusively for the over 50's, situated within the village of Linton on Ouse, approx. 8.5 miles north of York. With only one owner from new in 2005, the stylish and spacious living accommodation on offer includes a reception hall, study, L-shaped lounge/dining room, conservatory, kitchen, principal bedroom with en-suite shower room, 1 further double bedroom and a bathroom, complemented by a generous driveway, landscaped gardens and rural views to the rear.

Hambleton District Council - Tax Band A

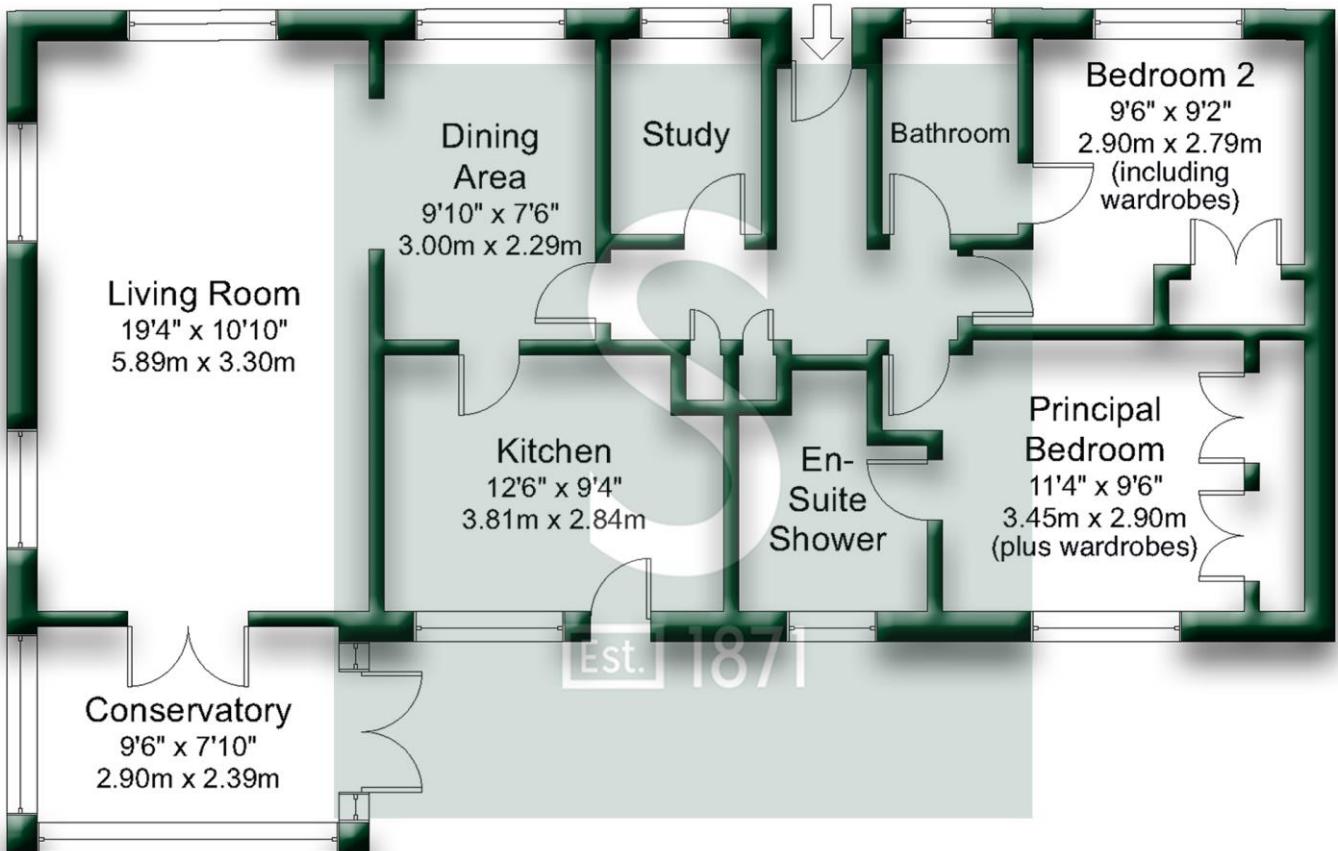
Viewings via Easingwold Office 01347 821145



A reception hall with built-in storage cupboards leads off into a study and an L-shaped lounge/dining room with feature fireplace and double doors, opening into a centrally heated double glazed conservatory enjoying rear garden and rural views. The attractively appointed kitchen provides generous worktops and excellent storage space complemented by integral appliances (gas hob and eye-level double oven and grill) plus further freestanding appliance space, rural views and a stable style door out to the rear garden. The principal bedroom also enjoys a rural outlook as well as fitted wardrobes and a stylish en-suite shower room with the second double bedroom being served by a separate bathroom. Other internal features of note include gas fired radiator central heating and double glazing. Externally a block paved driveway provides generous parking and the landscaped gardens include a greenhouse and a storage shed (8'2" x 7'9").

We have been informed by the owner that there is a quarterly Ground Rent of approx. £375 and a sales commission of 10% payable to Meadowside Developments Ltd when selling the park home on. For further information on buying, owning and selling a park home please visit [www.gov.uk/government/collections/park-homes](http://www.gov.uk/government/collections/park-homes)





Gross internal floor area (approx.): 85.7 sq m (923 sq ft)

Not to Scale. Copyright © Apex Plans.

## Directions

Upon entering the village from the A19 via Newton on Ouse, continue along the pretty Main Street before taking the 2<sup>nd</sup> last left (just after the College Arms) into Meadowside where the park home will be on your left hand side of the cul-de-sac..

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