



Linbeck, Linton
£589,950



Linbeck

Linton

BD23 5HQ



NO FORWARD CHAIN A WONDERFUL DETACHED THREE BEDROOM FAMILY HOME IN THE HEART OF THE MUCH LOVED VILLAGE OF LINTON. WITH VIEWS OVER THE BECK THIS LOVELY PROPERTY HAS A PRIVATE WALLED GARDEN AND PARKING.

Linbeck enjoys a perfect location within the village just minutes from the local pub and overlooking the river. A light and spacious sitting room, country cottage kitchen and plenty of storage space in the landing. A modern family bathroom with modern en-suite shower room also and three good sized bedrooms. A fabulous good size garden to the rear with lovely stone wall and a really sought after outdoor home office.



Linton is a typically charming Dales village with a well-patronised local pub standing at the village green and pretty ford. Just a few hundred yards away is Linton Falls on a magnificent stretch of the River Wharfe and close to the ancient 12th Century Church. Just under a mile away is the picturesque Dales town of Grassington with its cobbled square, offering a comprehensive range of facilities including a health centre, primary and secondary schooling, shops, pubs, restaurants etc, as well as being surrounded by some of the finest countryside in the Yorkshire Dales National Park. Approximately 9 miles to the south is the bustling market town of Skipton with its wider range of amenities, excellent schools and good transport links to many of the business centres in West Yorkshire and East Lancashire, all of which are within daily commuting distance.

This wonderful home with gas fired central heating and double glazing throughout is described in brief below with approximate room sizes:

GROUND FLOOR

ENTRANCE PORCH Entering the property the via the entrance porch, with space for coats. The porch then leads to the reception rooms.

SITTING ROOM 20' 03" x 20' 01" (6.17m x 6.12m) A generous size sitting room which also has the space to accommodate a large dining table. The sitting room boasts four deep sill windows allowing the room to fill with natural light. Feature stone fireplace with log burner brings the rooms together. Exposed beams and four radiators

WC Two piece suite comprising of hand basin and low level WC. Contemporary style part tiled walls, radiator and window to the rear.

UTILITY ROOM The utility room houses the Worcester combination boiler and provides space for a washing machine and tumble dryer. Hand basin.

KITCHEN 11' 08" x 10' 07" (3.56m x 3.23m) A charming country cottage style kitchen featuring a range of wooden wall and base units with complimentary work surfaces and Belfast sink. The kitchen features exposed beams and two windows providing views to the beck. Integrated appliances comprise: dishwasher, Rayburn range gas stove, four ring gas hob.

PANTRY

FIRST FLOOR

LANDING Staircase from the hallway leads to the first floor landing which features a sun tunnel for natural light.

BEDROOM ONE 12' 10" x 11' 11" (3.91m x 3.63m) A spacious master suite with two windows boasting fantastic views over the beck. Built in wardrobes and two radiators.

EN SUITE A generous size contemporary style en suite that benefits from underfloor heating and built-in storage. Three piece suite comprising: large double head walk in shower, hand basin, low level WC. Chrome heated towel rail and tiled floor.

BEDROOM TWO 13' 08" x 11' 04" (4.17m x 3.45m) Double bedroom with windows to the side and rear, built in storage cupboards and radiator.

BEDROOM THREE 10' 07" x 9' 00" (3.23m x 2.74m) Another double bedroom with window overlooking the beck. This bedroom would also make a great home office if required.

BATHROOM The house bathroom benefits from underfloor heating and built in storage. Three piece suite comprising: P shaped bath with double overhead shower, hand basin and low level WC. Chrome heated towel rail.

OUTSIDE Linbeck boasts a generous sized stunning walled garden which is laid to law with gravelled pathways, established shrubs, hedges and flower beds. There is also off road parking for one vehicle.

The property also features a stone built store room with power, garden shed and summerhouse which could be used as a home office.

PLEASE NOTE The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. The internal photographs used in these particulars are reproduced for general information and it cannot be inferred that any item is included in the sale.

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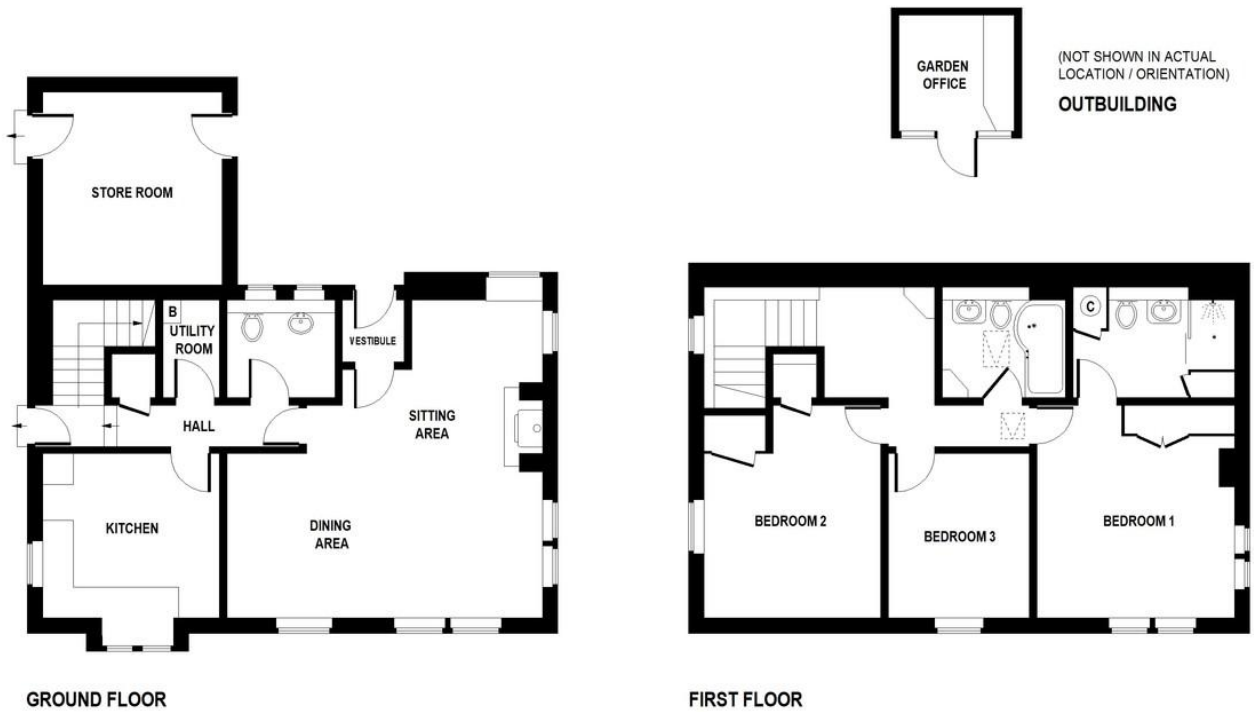
MONEY LAUNDERING REGULATIONS Money Laundering Regulations (Introduced June 2017). To enable us to comply with the expanded Money Laundering Regulations we are required to obtain identification from prospective buyers once a price and terms have been agreed on a purchase. Buyers are asked to please assist with this so that there is no delay in agreeing a sale. Please note the property will not be marked as sold subject to contract until appropriate identification has been provided.

COUNCIL TAX This property is in Council Tax Band G. For further details please visit the Craven District Council website.

VIEWING ARRANGEMENTS We would be pleased to arrange a viewing for you. Please contact Dale Eddison's Skipton office. Please note - with the current Covid 19 viewing guidelines, for the safety of our clients, customers and staff we ask that only two people attend a viewing at any one time. We politely request that all viewers wear protective gloves and a face mask or form of face covering.

DIRECTIONS From Skipton, take the B6265 Grassington Road, turning right immediately past Swinden Quarry signposted Burnsall and Linton. On entering the village of Linton, proceed past The Fountain Inn. Linbeck is located just after the bridge on the left hand side.





This plan is for reference only and is in accordance with PMA guidelines.
It is not to scale and all measurements are approximate.
Fixtures and fittings are for illustrative purposes only and do not form part of a contract.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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