

## LINDEN, MAIN STREET SINNINGTON



**An attractive detached stone property located within an especially sought after village and providing well-presented and well cared for accommodation together with a pretty cottage garden, garage and parking.**

Full gas fired central heating and fully double glazed throughout.

Entrance Hall – Sitting Room - Dining Kitchen

Landing – Two Double Bedrooms – House Bathroom

Sheltered cottage style garden to the rear.

Garage and off-street parking

### GUIDE PRICE £350,000

**An attractive detached stone house, located in the heart of this sought after National Park village.**

Linden is a well-cared for and well-presented detached house offering nicely proportioned accommodation which amounts to almost 900 square feet. To the rear is a south facing, carefully landscaped, cottage style garden and unusually for the village has both a large garage (18' x 10') and off-street parking.

In brief the accommodation amounts to; entrance hall, front facing sitting room and a breakfast kitchen to the rear. Upstairs is a large galleried landing, two double bedrooms and the house bathroom. Double glazed with gas fired central heating, the property is modernised and nicely presented throughout.

The house is set well back from the village street with a shared driveway leading up to the garage.

Adjoining the property is an outhouse, inside - the Worcester central heating boiler, shelving and storage space.

To the rear is a private block paved seating area, a water supply, and steps leading up to the garden with a further paved seating area. The sheltered, landscaped garden has well stocked borders, lawn, and a number of established trees and shrubs.



Sinnington is a most sought-after village on the southern fringes of the North York Moors National Park. Located between the market towns of Pickering (4 miles approx) and Kirkbymoorside (4 miles approx). The village has the benefit of a primary school and a well-regarded country pub and restaurant. Linden lies in the centre of the village set back from the main street.

**ACCOMMODATION COMPRISES**

**ENTRANCE HALL**

3.57 m (11'7") x 2.20 m (7'2")

Solid oak stable door. Casement window to the front. Stairs to the first floor with an open understairs area. Radiator. Coat hooks. Coving. Electric consumer unit concealed in an overhead cupboard.



**LIVING ROOM**

4.28 m (14'1") x 3.21 m (10'6")

Multi-fuel stove set into a slate fireplace with stone hearth and oak surround. Double glazed window to the front. Radiator. Coving. Television point.



### BREAKFAST KITCHEN

6.00 m (19'8") x 2.36 m (7'9")

Range of matching base and wall units, incorporating Franke stainless steel sink. Original quarry tile flooring. Electric cooker and hob. Plumbing for washing machine and dish washer. Radiator. Extractor fan. Coving. Fitted pantry cupboard. Dual aspect room with double glazed windows to both sides. Double glazed door to rear of property.



### FIRST FLOOR

#### GALLERIED LANDING

Casement double glazed window to the front. Original fitted cupboard, storage, shelving and coving.



### BEDROOM ONE

4.37 m (14'3") x 2.94 m (9'6")

Casement double glazed window to the front elevation. Fitted shelving storage. Oak laminate flooring. Radiator and coving.



### BEDROOM TWO

4.27 m (14'0") x 2.87 m (9'4")

Casement double glazed window to the rear elevation. Range of fitted wardrobes. Oak laminate flooring. Radiator and coving.

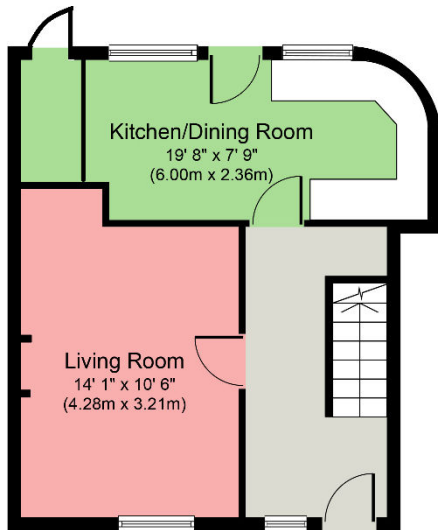


### BATHROOM

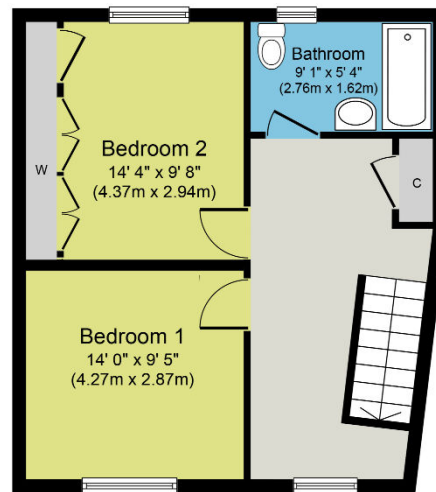
1.52 m (5'0") x 1.15 m (3'9")

Italian fitments. Bath with Aqualisa power shower overhead. Low flush W.C. Chrome, heated towel rail, double glazed casement window to rear elevation. Vanity unit with inset sink and storage, wall mounted mirror cupboard above with storage. Fully tiled floor and walls.





Ground Floor  
Approximate Floor Area  
404 sq. ft.  
(37.5 sq. m.)



First Floor  
Approximate Floor Area  
427 sq. ft.  
(39.6 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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## GENERAL INFORMATION

- Services:** Mains water, gas, electricity and drainage.  
**Council Tax:** Band D (Ryedale District Council).  
**EPC:** Current: D/57 Potential: B/86  
**Tenure:** Freehold with vacant possession upon completion.  
**Post Code:** YO62 6SQ

*The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. Measurements are approximate and are intended for guidance only. These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person within the firm's employment has the authority to make or give any representation or warranty in respect of the property.*

**MONEY LAUNDERING REGULATIONS 2003** intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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