

LANCASTER  
SAMMS

62 Half Moon Street, Linton On Ouse

York

£300,000





A superbly presented three bedroom end terrace property which has been extended and adapted to suit modern family lifestyle. The property benefits from off street parking for three vehicles, a sunny west facing garden, fabulous views and a home gym.

Opening at the front into a side extension is a welcoming hallway with Velux skylight and space for storing shoes and hanging coats. The hallway continues into a handy utility room, again with skylight and provisions for washing machine as well as an integrated oven. From here, is access to the fabulous open plan kitchen / diner, a superb light and airy sociable space has ample room for dining with a built in L shaped bench and space for a dining table, as well as breakfast bar seating at the kitchens peninsular island. The kitchen itself has a series of shaker style base units, with AGA, space for American Style fridge/freezer, stainless steel dual sink in the island along with an integrated dishwasher. The entrance hallway, utility and kitchen each benefit from underfloor heating which can be separately controlled.

The kitchen / dining room continues into the lounge with access from here into a second family sitting room which can also be accessed from the entrance hallway. A WC completes the ground floor accommodation.

Stairs lead to a first floor landing with two double bedrooms and family bathroom. The property has been further extended into the loft where there is a third double bedroom.

Externally, the property has been rendered in an attractive and bright white, with exterior lighting and sits back from the road with parking for three vehicles side by side with artificial turf garden with twin raised bed planters. A foot path down the side of the house leads to the rear garden which enjoys a sunny westerly aspect, mainly laid to lawn with secure and contemporary timber fencing and planted boarder. There is a large raised decking area with lighting, ideal to enjoy outdoor seating and dining, with bi-fold doors connecting the outside area back into the house into the sociable kitchen / diner. To the rear of the garden is a timber structure with home gym, store as well as a 'tree house' with climbing wall.

In summary, a thoughtfully extended and modernised family home with off street parking and west facing garden. The property also enjoys enviable rear views onto an open paddock and fields beyond.

#### LOCATION

Linton on Ouse is approximately nine miles from York city centre and within easy reach of the York outer ring road and the local villages of Easingwold and Boroughbridge. There is a primary school, village hall and public house. Nearby Newton-on-Ouse has two public houses and also adjacent to the estate of Beningbrough Hall with farm shop and cafe.

**EPC Rating: C**









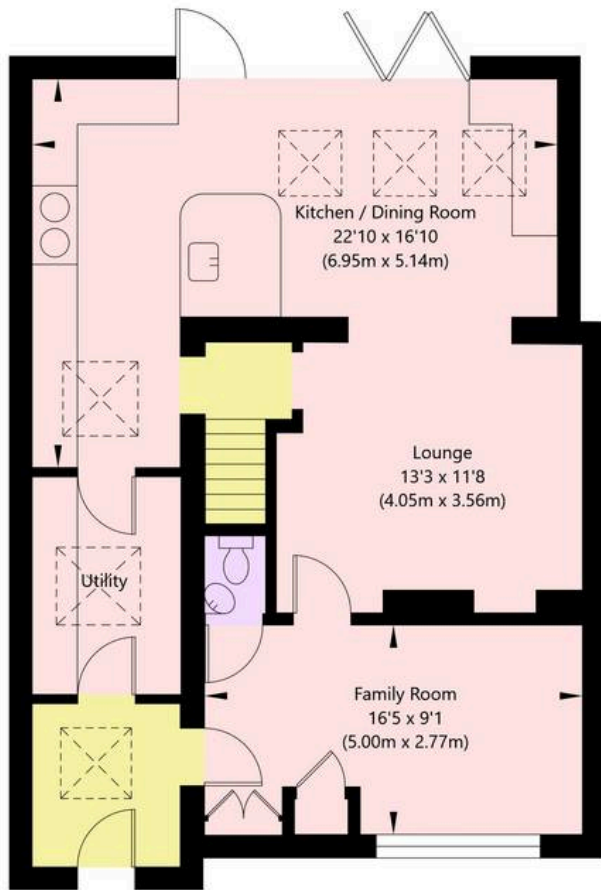




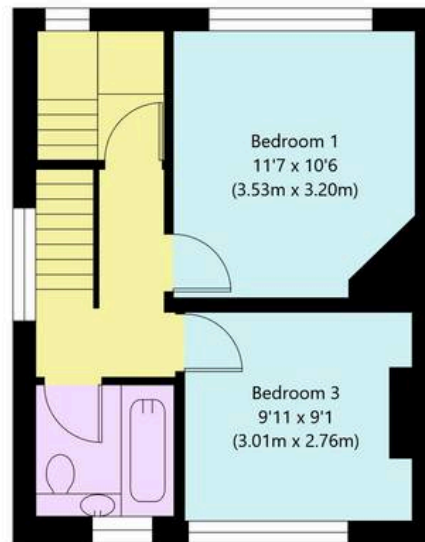




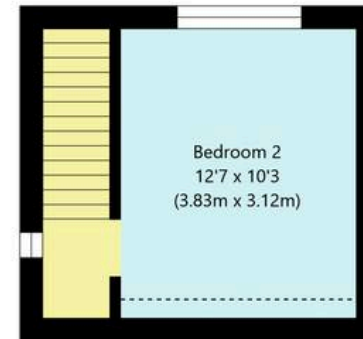
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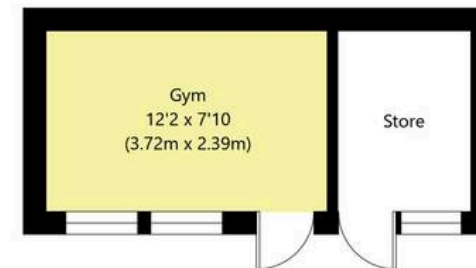
Ground Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 780 SQ FT / 72.43 SQ M



First Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 347 SQ FT / 32.26 SQ M



Second Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 171 SQ FT / 15.89 SQ M



Gym  
GROSS INTERNAL FLOOR AREA - (Excluding Store)  
APPROX. 96 SQ FT / 8.89 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1394 SQ FT / 129.47 SQ M - (Excluding Store)  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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