



Posthorse Mews, Stillington Road, Easingwold

Stephensons





Location

Easingwold is a market town located approximately 12 miles north of York at the foot of the Howardian Hills. The town offers a wide range of shops including supermarkets, restaurants, cafes and public houses. Easingwold offers excellent access to the a19 and further afield and is also served with a frequent bus service into York, Thirsk and Helmsley.

Specification

Please note this is a guide and to be confirmed.

KITCHEN

- Fitted kitchen units, quartz worktops & splashback
- Self closing drawer pack, soft closers to all unit doors & cutlery draw insert
- Single electric oven, microwave (Plots 1-4), double oven , no microwave (Plots 5- 7), gas hob (electric ceramic hob where applicable) /extractor chimney hood
- Integrated 70/30 fridge/freezer
- Inset sink 1.5 bowl & chrome Monobloc tap
- Integrated dishwasher
- Engineered wood to kitchen & breakfast area
- Recessed downlighters
- Under wall unit lights

UTILITY (where applicable)

- Fitted kitchen units, laminate worktops & splashback
- Stainless steel inset sink single bowl & chrome tap
- Engineered wood flooring
- Recessed downlighters

MAIN BATHROOM

- White sanitary ware & full/semi basin pedestal (where applicable)
- Chrome single lever basin mixer with popup waste
- Thermostatic bath filler with pop-up waste & overflow
- Separate shower with thermostatic multi valve with Raindance showerhead
- Ceramic wall tiling - half tile to wet walls
- Engineered wood flooring
- Recessed downlighters

EN SUITE

- White sanitary ware
- Chrome single lever basin mixer with popup waste
- Ceramic wall tiling
- Engineered wood flooring
- Shower enclosure complete with glass door/chrome frame & thermostatic shower
- Recessed downlighters
- Chrome heated towel rail





W/ C

- White sanitary ware with semi basin pedestal
- Chrome single lever basin mixer with popup waste
- Ceramic wall tiling splashback
- Engineered wood flooring
- Recessed downlighters

HEATING

- Gas fired central heating, radiators including thermostatic valves
- Combi Boiler
- Digital room stats with fibre internet connectivity for remote control

ELECTRICAL

- Television socket, aerial point to Sitting Room & Master Bedroom

OTHER ELECTRICAL

- Smoke detectors
- Carbon Monoxide detector
- Front external lights (dusk till dawn sensors)
- Power /car port
- Front door bell

INTERNAL & EXTERNAL WINDOWS AND DOORS

- UPVC/ double glazed windows complete with chrome handles
- Powder coated aluminium bi-fold doors if applicable
- Composite front & rear doors
- Contemporary timber internal doors complete with chrome door furniture

DECORATION

- Emulsion to walls & white emulsion to ceilings
- Painted satin woodwork
- Carpets fitted throughout

EXTERNAL FEATURES

- Fencing (refer to boundary types key plan)
- Timber fencing to rear gardens
- Timber side gate to rear access
- Tarmac/paving to drives and parking areas
- Private and exclusive entrance to development

GARDENS

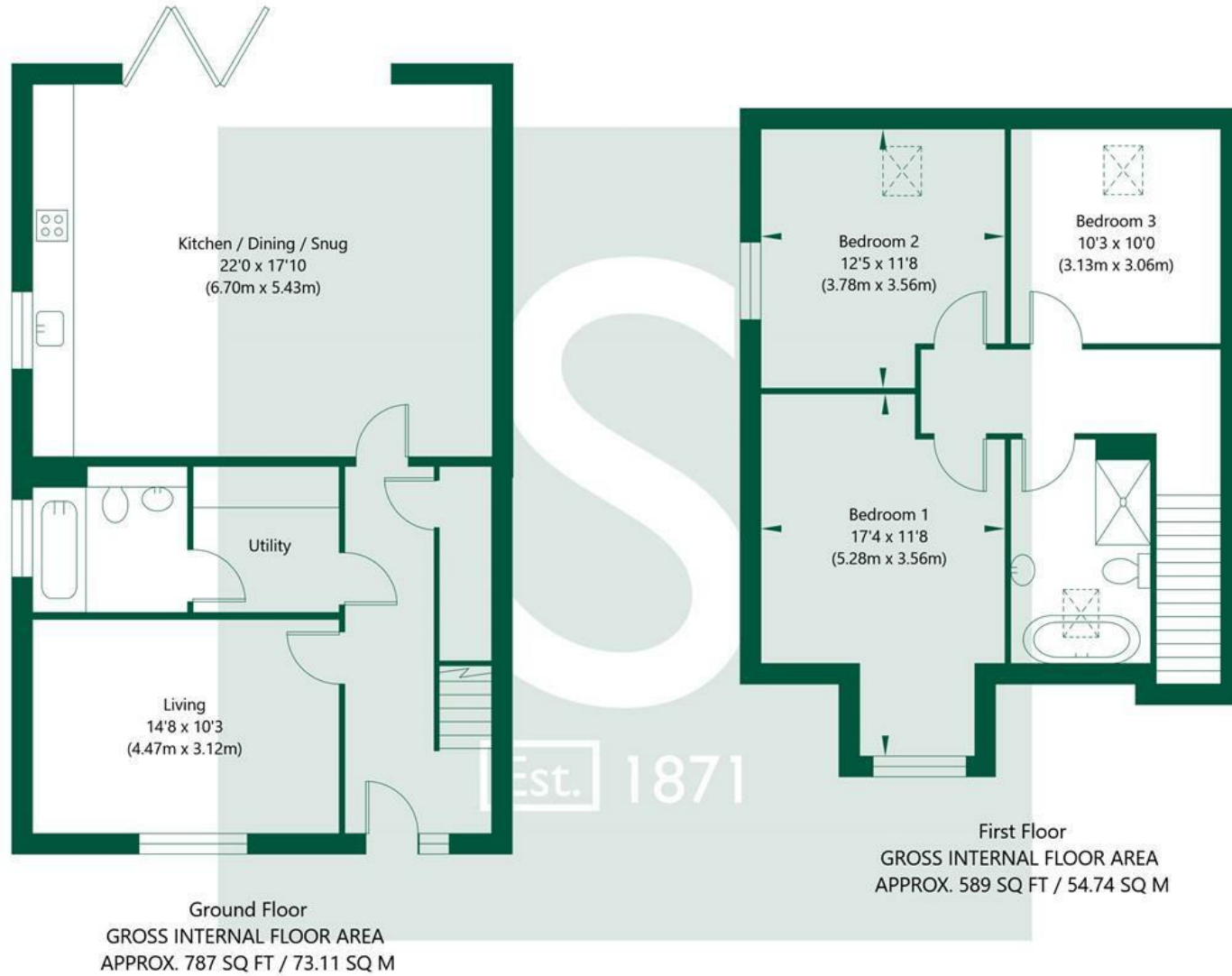
- Front & rear garden turfed
- External tap

WARRANTY

10 year structural warranty provided by Advantage



Plot 5, Stillington Road, Easingwold



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
COPIED FROM ARCHITECTS PLANS AND ACCURACY CANNOT BE GUARANTEED
APPROXIMATE GROSS INTERNAL FLOOR AREA 1376 SQ FT / 127.85 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.