

EMSLEY  MAVOR  
ESTATE AGENTS

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**Mallison Hill Drive**  
**, Easingwold, YO61 3RY**  
**£645,000**





## Mallison Hill Drive , Easingwold, YO61 3RY

STYLE - Impressive Family Detached Home on Claypenny!

HIGHLIGHTS - Extensively Renovated and Updated by The Current Owner. Versatile and Sociable Living. Four Doubles, New Ensuite and New Family Bathroom. Private and Enclosed Garden  
THREE WORDS - Luxury. Living. Location.

### ELEGANT FAMILY HOME IN PRIME LOCATION

Welcome to Mallison Hill, an exquisite detached family home nestled in the prestigious Claypenny development of Easingwold. This impressive residence has been meticulously renovated ( Please See Agents Note) to offer a harmonious blend of modern luxury and timeless elegance, promising a lifestyle of comfort and sophistication.

### STEP INSIDE

Step inside to a welcoming hallway that sets the tone for the rest of the home. The heart of this property is the newly remodelled kitchen and dining area, designed for both functionality and style is perfect for entertaining family and friends. Boasting brand-new units, a sleek granite worktop, and integrated appliances including an AEG double oven and microwave, this space is perfect for culinary enthusiasts and social gatherings alike. The adjoining utility room, equally stylish, provides additional convenience with its own access to the driveway.

The spacious sitting room is a haven of light and warmth, featuring French doors that open to the garden and a charming decorative fireplace, perfect for cosy evenings. The ground floor also includes a newly fitted cloakroom with modern amenities.

### UPSTAIRS

Ascend the stairs to discover a generous master bedroom, bathed in natural light from two windows. The newly fitted en-suite is a sanctuary of contemporary design. Three additional double bedrooms offer ample space, with one featuring smart fitted wardrobes. A versatile home study, nursery, or dressing room adds further flexibility to the living arrangements. The new family bathroom has a contemporary vibe, with bath and separate shower cubicle for convenience.







## OUTSIDE

Outside, the front garden is beautifully landscaped, featuring an impressive oak porch and a newly paved pathway. The rear garden, fully enclosed and backing onto serene woodland, offers a paved terrace for alfresco dining and a lush lawn for relaxation. The property is accessed via iron gates leading to a resin driveway, complete with a car turning area and a double garage with an electric door.

This remarkable home, with its extensive renovations and prime location, is a rare find for discerning buyers seeking a blend of luxury and practicality. Don't miss the opportunity to make it yours.

## AGENTS NOTE - WORKS CARRIED OUT

Remodelling of kitchen / dining room creating an opening, New Kitchen (new units, granite worktop, spotlights, new flooring LG fridge/ freezer, integrated appliances: D/W, AEG double oven & microwave & extractor hood.

New utility (new units, granite worktop, new flooring, spotlights)

New Cloakroom (new units & sanitary fittings)

New modern vertical radiators in kitchen, utility and cloakroom, bathroom and en-suite

New Bathroom - sanitary fittings, flooring and spotlights and New ensuite - sanitary fittings, flooring and spotlights

House Alarm added with remote app control; Part boarded loft with ladder added

Central Heating upgraded with Hive heating control

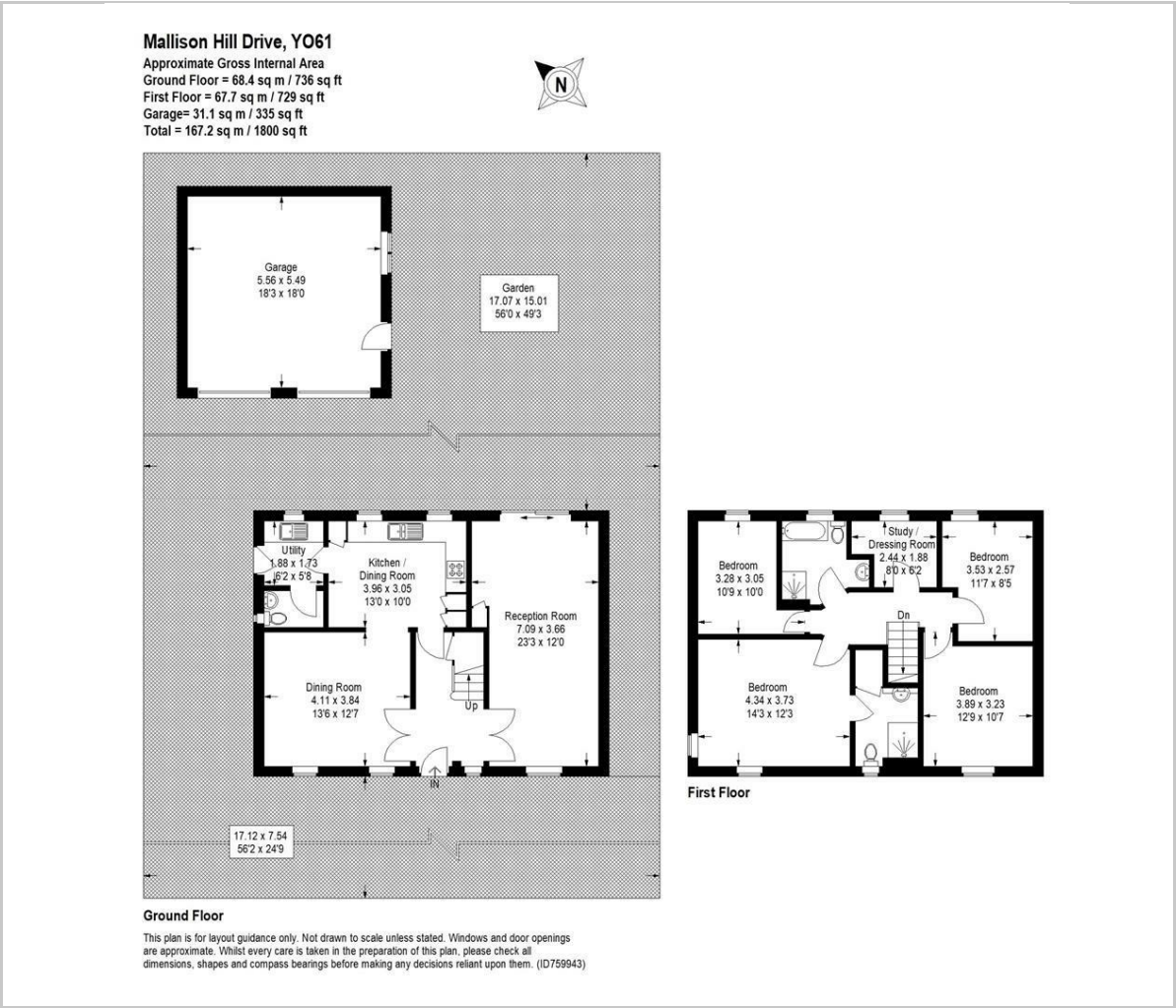
Front garden landscaped with new oak porch, steps and pathway

Iron Gates to driveway, back garden - car turning area added

Electrics fully tested Jan 25



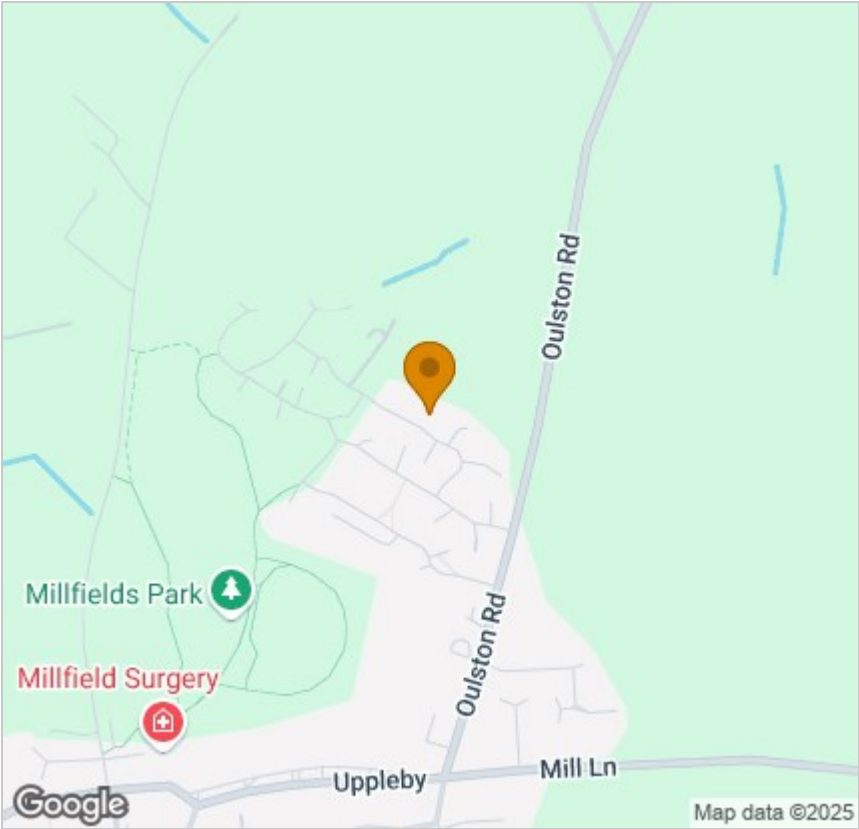
Floor Plan



Viewing

Please contact our Emsley Mavor Estate Agents Office on 01347823579 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph



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