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ESTATE AGENTS

...your home is where our heart is



Uppleby

, Easingwold, YO61 3BB

Asking Price £585,000





# Uppleby

, Easingwold, YO61 3BB

STYLE - Elegant Period Home on Uppleby  
HIGHLIGHTS Versatile & Ground Floor  
Living, Stunning 150ft Enclosed Garden,  
Highly Desirable Location.  
THREE WORDS - Beautiful Period Property!

## Elegant Period Home on Uppleby

### Property Overview

Welcome to 60 Uppleby, Easingwold, YO61 3BB – a beautiful period property situated on the most desirable street in Easingwold. This much-loved home has been thoughtfully updated radiators, and a boiler installed in 2024. Retaining an abundance of period features such as exposed beams, brickwork, original doors, and fireplaces, this lovely family home exudes charm and character.

### Ground Floor

Step inside to discover superb ground floor living with an effortless flow. The lovely open-plan sitting room boasts an exposed brick fireplace with gas stove, seamlessly leading to a dining area perfect for family gatherings. A separate snug with French doors opens to a sun terrace, creating a cosy retreat for relaxation.

The cottage-style fitted breakfast kitchen is a culinary delight, equipped with an eye-level oven, gas hob, and fridge freezer. A must-have pantry cupboard and utility area add practicality, while the dining area with exposed brick and cast-iron fire is ideal for cosy entertaining with family and friends.

The ground floor also features a versatile bedroom with a shower room and dressing area/home office, complete with a separate access door. This space is perfect for guests or as a hobby/music room.







## First Floor

Upstairs, you will find two generous double bedrooms with fitted wardrobes and a further double, each offering comfort and space. The family bathroom is well-appointed with a separate bath and shower, catering to all your needs.

## Outside

The property boasts a 150 FT fully enclosed garden, adorned with mature flowering plants, perennials, and shrubs. There are numerous spots for seating areas and further lawned garden, along with a shed and greenhouse, make this a haven for keen gardeners and a delightful space for children to play.

## Parking

There is off-street parking to the front.

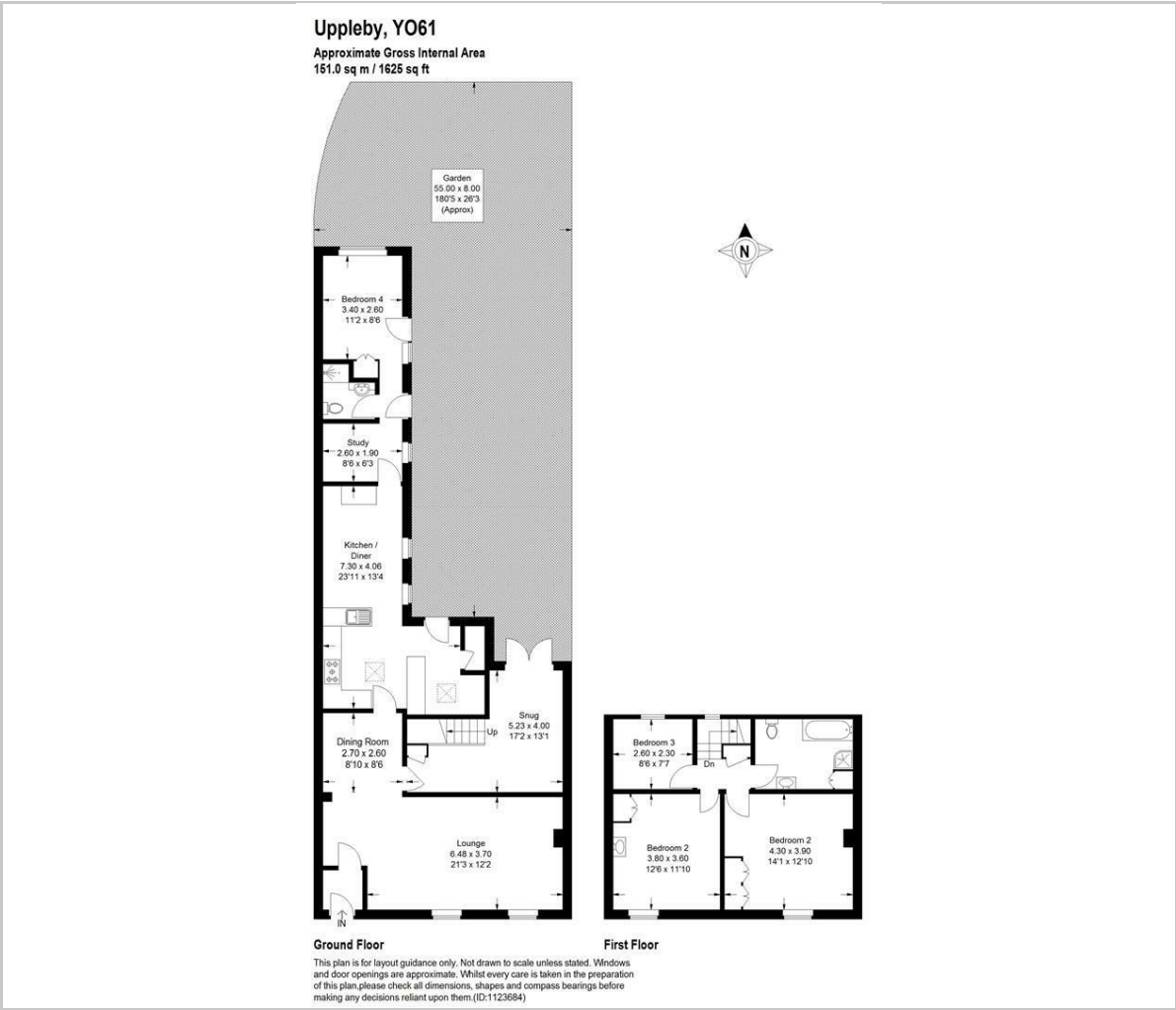
- Gas central heating - new Boiler Installed in 2024
- Extensive double glazing and secondary glazing
- No onward chain



This elegant period home offers a unique blend of character, modern updates, and superb living spaces. Don't miss the opportunity to make 60 Uppleby your new address. Contact Emsley Mavor Estate Agents on 01347 823579 to arrange a viewing today!



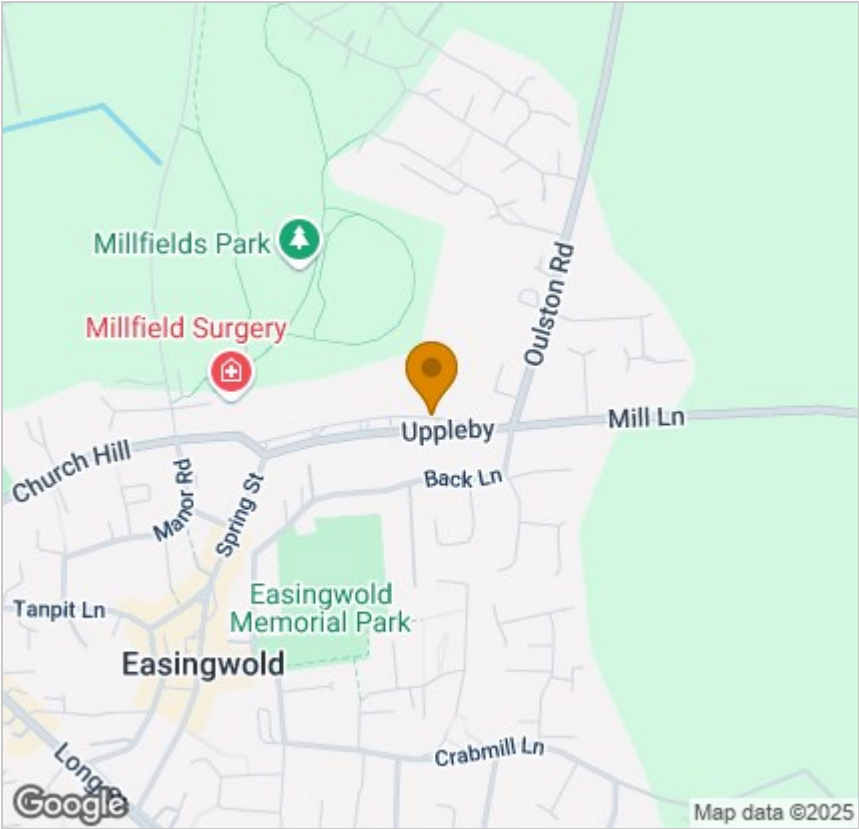
Floor Plan



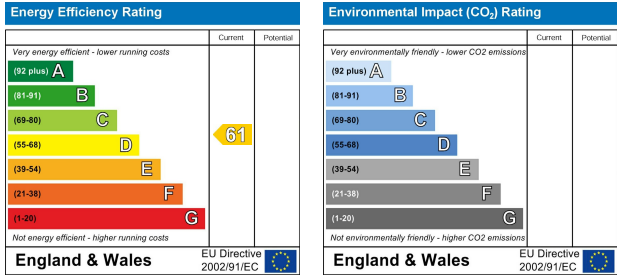
Viewing

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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