

# Partridge Road, Easingwold, York

# Guide Price £435,000

Built in 2023 and situated in the popular market town of Easingwold this four bedroom detached family home is sure to appeal. Benefiting from gas fired central heating and extensive double glazing it comprises: hallway, lounge, dining kitchen, utility room and wc. To the first floor is the main bedroom with en-suite shower room, three further double bedrooms and a bathroom. There is an enclosed garden to the rear, off street parking and an integral single garage. EPC rating B and Council Tax Band E. Apply Easingwold Office on 01347 823535.

FOUR BEDROOMS

DETACHED HOUSE

POPULAR MARKET TOWN

**■ EN-SUITE FACILITIES** 

GARDEN AND GARAGE

**■ EPC RATING B** 

■ COUNCIL TAX BAND E

# **HALLWAY**

Accessed via composite front door, radiator, stairs to first floor, door to garage

Window to front aspect, radiator

# **DINING KITCHEN**

Fitted with a range of base and wall mounted units with inset single drainer stainless steel sink unit, integrated double electric oven, gas hob and cooker hood, integrated dishwasher, integrated fridge/freezer, window to rear aspect fully glazed double doors to rear aspect, understairs storage cupboard, ceiling spotlights, radiators x 2

# **UTILITY ROOM**

WC

Range of base units with matching work surfaces, integrated washing machine, wall mounted cupboard housing gas fired central heating boiler, part glazed door to rear aspect

Low flush wc, wall mounted wash basin, opaque window to side aspect, extractor fan, radiator

#### FIRST FLOOR LANDING

Window to side aspect, radiator, loft access point, fitted cupboard

#### **BEDROOM ONE**

Window to front aspect, radiator, fitted wardrobes

# **EN-SUITE SHOWER ROOM**

Walk in shower cubicle with mains shower, low flush wc, wall mounted wash basin, opaque window, ladder style radiator

### **BEDROOM TWO**

Windows x 2 to rear aspect, radiator

### **BEDROOM THREE**

Window to rear aspect, radiator

### **BEDROOM FOUR**

Window to front aspect, radiator

# **BATHROOM**

Panelled bath with mains shower over, fitted screen, low flush wc, wall mounted wash basin, ladder style radiator, opaque window, recessed ceiling lights, extractor fan

## OUTSIDE

To the front of the property is a small lawned area with borders of shrubs. A gate gives pedestrian access to the enclosed rear garden. This is laid mainly to lawn and there is a paved patio area.

### **GARAGE AND PARKING**

There is a driveway with room for off street parking for two vehicles. There is also an integral single garage with power and light laid on. There is a personnel access door to/from the hallway.

# ANTI MONEY LAUNDERING REGULATIONS

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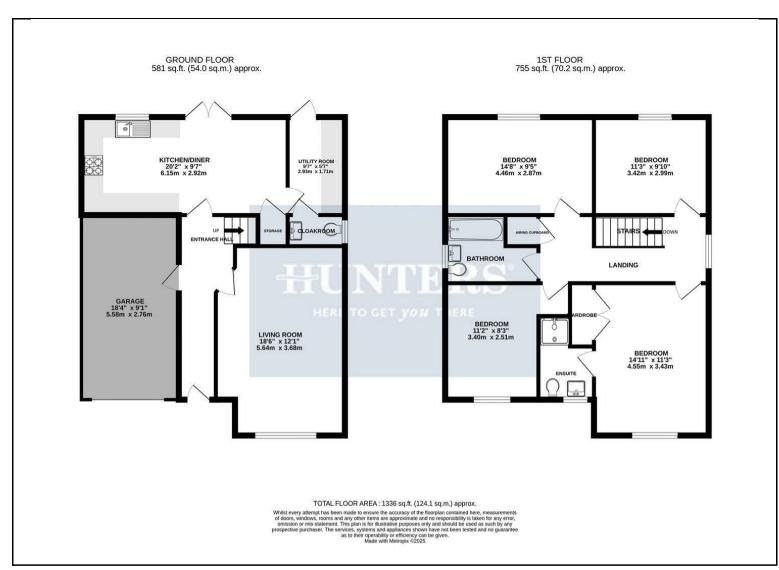




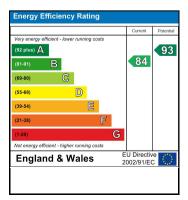












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