



Oulston Road, Easingwold Guide Price £575,000

A fascinating opportunity to acquire a substantial 3 bedroom detached bungalow in a plot of around .26 of an acre with a view to either updating the existing living space of around 1,644 sq ft or pursuing the residential redevelopment potential that the current owners have already begun to explore.

*** NO ONWARD CHAIN ***

Follow Stephenson's on your favourite social media platforms for exclusive video content, pre-market teasers, off market opportunities and a head start on other house hunters by getting to see many of our new listings before they appear online. Find us by searching for stephensons1871.



Property Overview & Planning Potential

Believed to have been built on the site of 3 cottages (1, 2 and 3 Richmond Cottages) in around 1968, the bungalow has been under the same ownership since 1985 and now offers an opportunity to update the surprisingly spacious interior or pursue the potential to redevelop the site once again.

The current owners have been in dialogue with North Yorkshire Council since May 2023, initially by way of a Pre-Planning Application Enquiry followed by Bio-Diversity Assessments and site visit by the planners in November to consider a scheme for one detached property and a terrace of three other dwellings on the site. A schedule of the written dialogue with the planners to date is available upon request.



Inside

A reception hall with original blue coloured cloakroom/wc leads off with double sliding doors into a large sitting room with fitted gas fire and further sliding doors through to a formal dining room and a double glazed conservatory with rear garden views. The dining kitchen features a range of modern base and wall storage units, freestanding appliance space, walk-in pantry and a door out into a spacious side lobby with storage cupboard and access into the attached double garage.



An inner hall with airing cupboard leads off into the sensibly separated sleeping quarters that provide a principal bedroom with fitted wardrobes and larger than average en-suite shower room, 2 further double bedrooms with fitted wardrobes and the original peach coloured bathroom and separate wc.

Other internal features of note include gas fired radiator central heating, double glazing which we believe was installed in the early 1990's and drop down ladder access off the inner hall providing access up into approx. 605 sq ft of partially boarded loft space (50'6" x 12'0" at 1.5m) with a maximum apex headheight of 8'8" and the potential to convert and create additional accommodation subject to the necessary consents and regulations.



Outside

The bungalow stands within a substantial plot of around .26 of an acre which currently comprises of a lawn to 3 sides and a generous driveway providing extensive parking and access into an attached double garage with a remote control roller door.

Services

We have been advised by the vendor that all main services are connected to the property.

Energy Efficiency

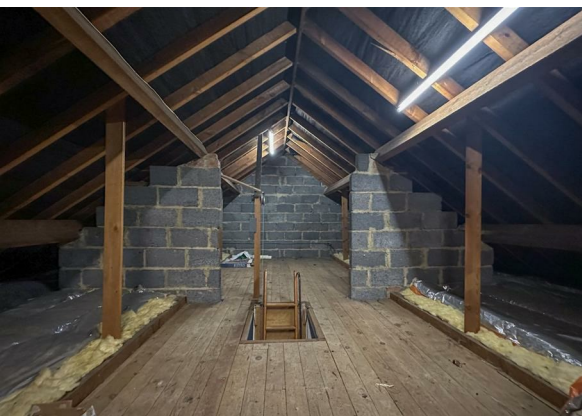
This property's current energy rating is D (58) and has the potential to be improved to an EPC of C (80).

Council Tax & Postcode

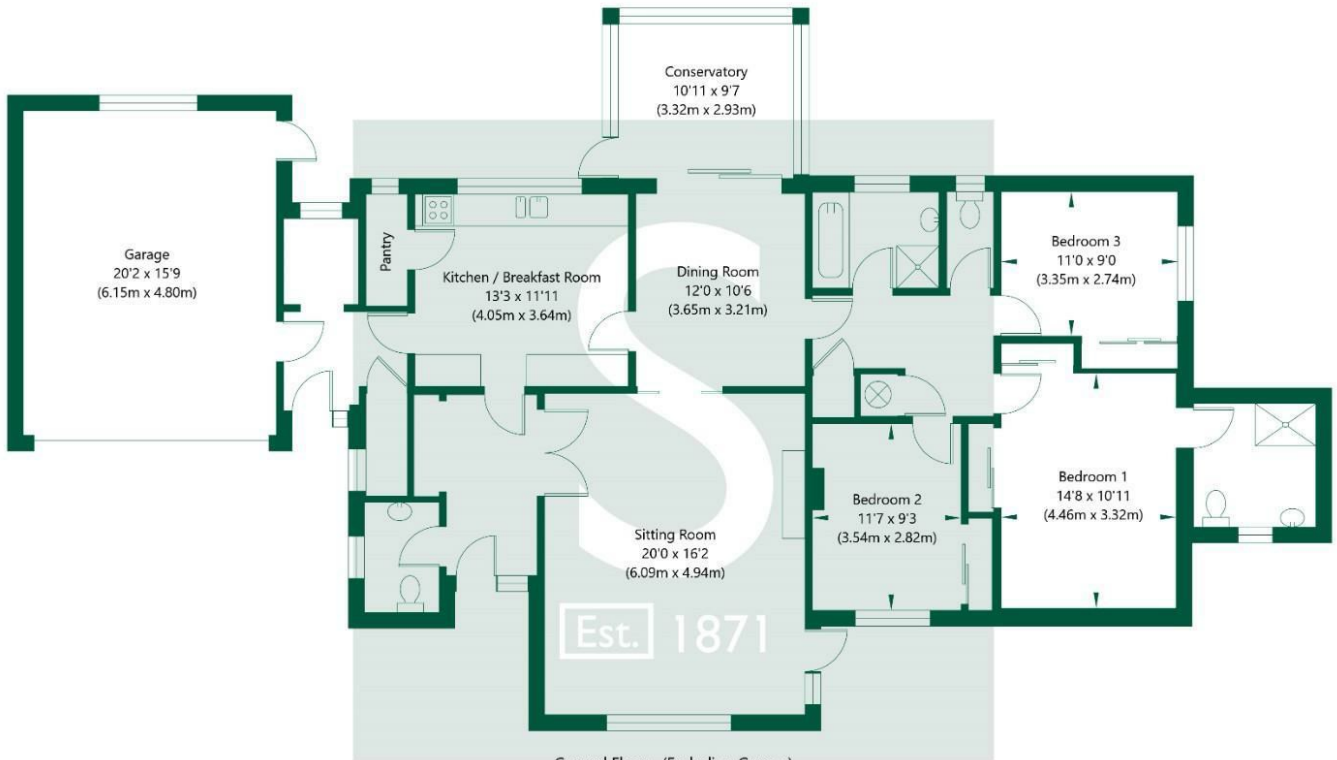
This property sits within North Yorkshire Council and is in the tax band of E. The postcode for the property is YO61 3PR.

Tenure

We have been informed by the vendor that the property is freehold.



Oulston Road, Easingwold, York, YO61 3PR



Ground Floor - (Excluding Garage)
GROSS INTERNAL FLOOR AREA
APPROX. 1644 SQ FT / 152.76 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1644 SQ FT / 152.76 SQ M - (Excluding Garage)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
www.exposurepropertymarketing.com © 2024



Stephensons

York	01904 625533
Knaresborough	01423 867700
Selby	01757 706707
Boroughbridge	01423 324324
Easingwold	01347 821145
York Auction Centre	01904 489731
Haxby	01904 809900

Partners

- J F Stephenson MA (cantab) FRICS FAAV
- I E Reynolds BSc (Est Man) FRICS
- R E F Stephenson BSc (Est Man) MRICS FAAV
- N J C Kay BA (Hons) pg dip MRICS
- O J Newby MNAEA
- J E Reynolds BA (Hons) MRICS
- R L Cordingley BSc FRICS FAAV
- J C Drewniak BA (Hons)

Associates

N Lawrence

