



Goldfinch Way, Easingwold Guide Price £475,000

A surprisingly spacious 2020 built 4 bedroom detached property located on Hambleton Chase and featuring a fabulous 26'1" (7.96m) long dining kitchen, sitting room, study and utility room complemented by an en-suite shower to the principal bedroom and a delightful rear garden.

*** GENEROUS DRIVEWAY & DETACHED DOUBLE GARAGE ***

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Inside

A reception hall with cloakroom/wc leads off into a sensibly sized study, sitting room and a stunning 26'1" (7.96m) long dining kitchen featuring expansive worktop space and a generous range of base and wall storage cupboards and integrated appliances (gas hob, eye-level double oven and grill, fridge, freezer and dishwasher) complemented by a larger than average walk-in storage cupboard, double doors off the dining area out into the rear garden and a utility room leading off.

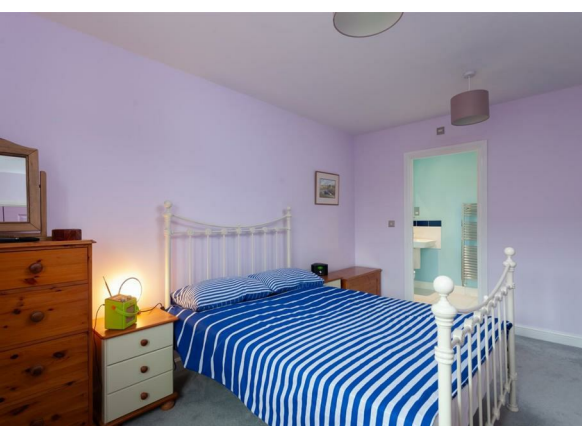


The first floor landing leads off into a principal bedroom with fitted wardrobes and en-suite shower room, 3 further double bedrooms and a bathroom.

Other internal features of note include gas fired radiator central heating, double glazing and the residue of a 10 year structural warranty.

Outside

The front garden is mainly laid to lawn and a larger than average double width driveway provides generous parking and access into a detached double garage.



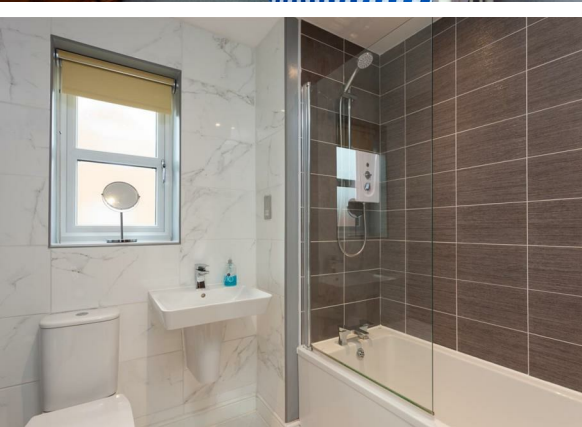
The delightful rear garden has been beautifully landscaped by the current owners to include 2 paved seating areas, pergola and lawns complemented by well stocked flowerbed borders.

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 B (86) and has the potential to be improved to an EPC of A (93).



Council Tax & Postcode

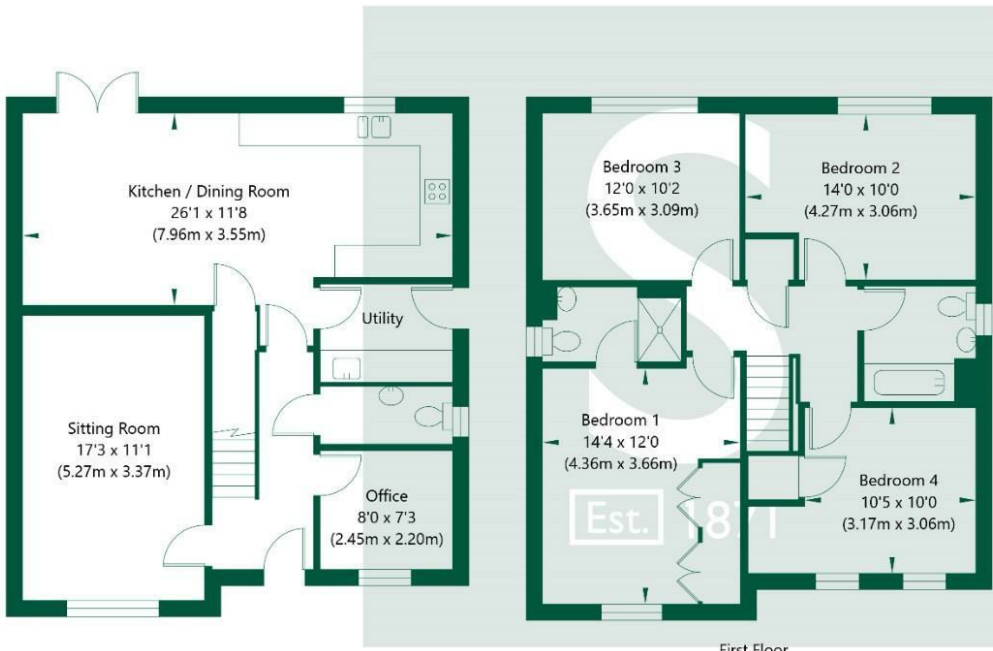
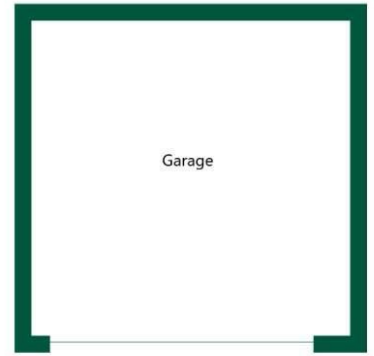
This property sits within North Yorkshire Council and is in the tax band of F. The postcode for the property is YO61 3RJ.

Tenure

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



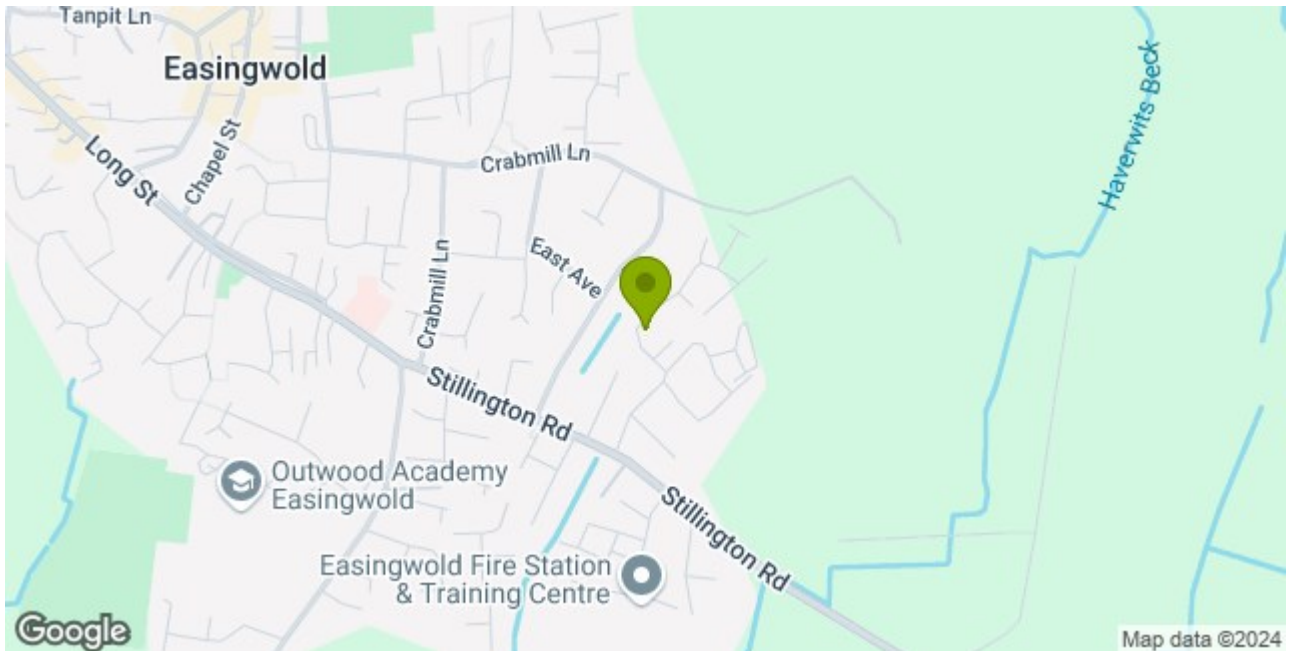
Goldfinch Way, Easingwold, York, YO61 3RJ



Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 744 SQ FT / 69.1 SQ M

First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 756 SQ FT / 70.25 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1500 SQ FT / 139.35 SQ M - (Excluding Garage)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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