



## Longbridge Drive, Easingwold Guide Price £340,000

An impressive 3 bedroom detached property benefitting from a recent programme of redecoration and refurbishment featuring an en-suite shower room, brand new kitchen with integrated appliances, off road parking and a low maintenance "no lawn mower needed" rear garden.

\*\*\* NO ONWARD CHAIN \*\*\*

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### Inside

A reception hall with cloakroom/wc and central staircase leads off into a dual aspect sitting room with a built-in storage cupboard and the impressively appointed dining kitchen offers double doors off the dining area opening out into the rear garden and a brand new kitchen that features generous storage, integrated appliances and a useful utility cupboard with plumbing and space for a washing machine.



The first floor landing leads off into a principal bedroom with built-in wardrobes and a stylish en-suite shower room, 2 further bedrooms and a house bathroom.

Other internal features of note include a gas fired central heating system and double glazing throughout.

### Outside

The cottage style gardens at the front of the property are pretty and open plan in design and a driveway to the rear provides tandem parking for 2 vehicles.



The part walled garden of the property provides a low maintenance "lock up go" area that is predominantly shingled and features a paved seating area.

### 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 C (80) and has the potential to be improved to an EPC rating of A (92).



### Council Tax & Postcode

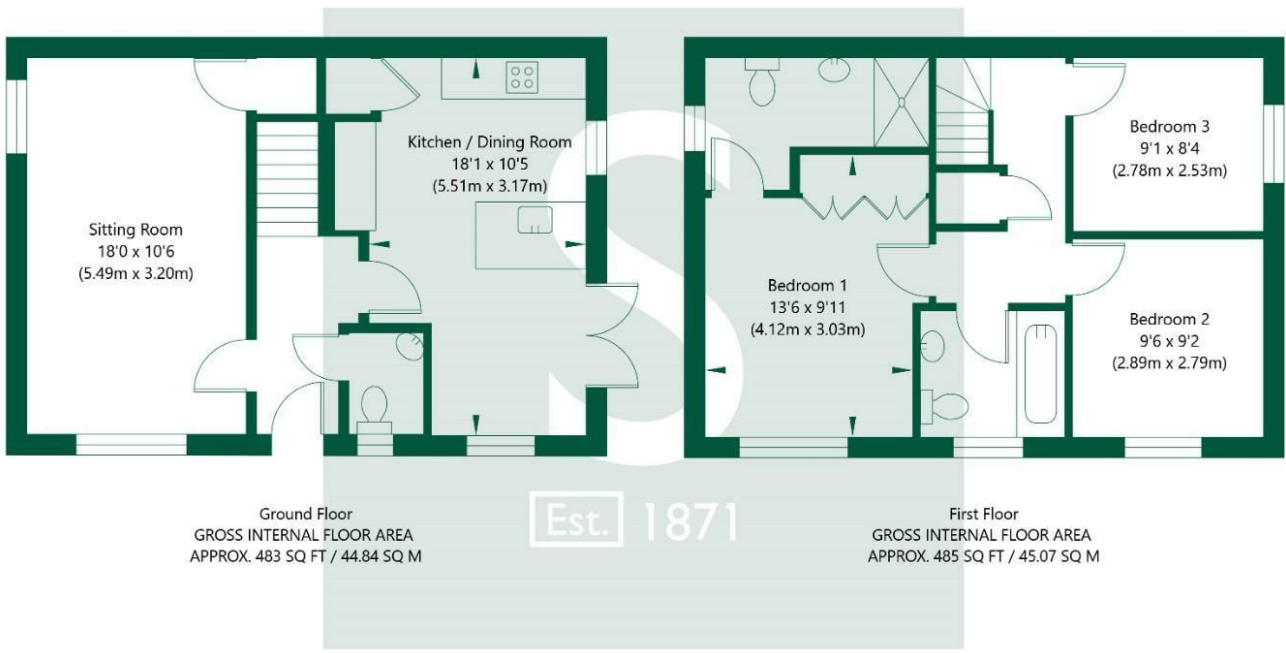
This property sits within North Yorkshire Council and is in the tax band of D. The postcode for the property is YO61 3FH.

### Tenure

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



Longbridge Drive, Easingwold, York, YO61 3FH



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 968 SQ FT / 89.91 SQ M  
 All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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