



Drovers Court, Easingwold Guide Price £279,995

A fabulous 3 bedroom semi-detached property located on the fringes of Easingwold featuring extended ground floor living space, off road parking and a delightful rear garden.

*** CUL-DE-SAC LOCATION ***

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Inside

An entrance lobby leads into a sitting room with deep silled box bay window to the front aspect, stairs using to the first floor and a door through into a dining kitchen providing a range of base and wall storage cupboards and freestanding appliance space.

Leading off the dining kitchen is a side lobby with cloakroom/wc and a door out onto the drive plus a fabulous snug/garden room with high vaulted ceiling incorporating a useful utility area with plumbing for a washing machine and double doors allowing access out into the rear garden.



The first floor landing leads off into 3 bedrooms (1 with fitted wardrobes and with built-in storage) and a bathroom with the original coloured suite presenting an exciting opportunity for a buyer to upgrade, replace and restyle to their own personal choice and taste.

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



Outside

The small front garden is open plan in design and a driveway to the side of the property provides off road parking.

The delightful rear garden is enclosed and features 2 paved seating areas and 1 garden shed.

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 (59) and has the potential to be improved to an EPC rating of B (81).

Council Tax & Postcode

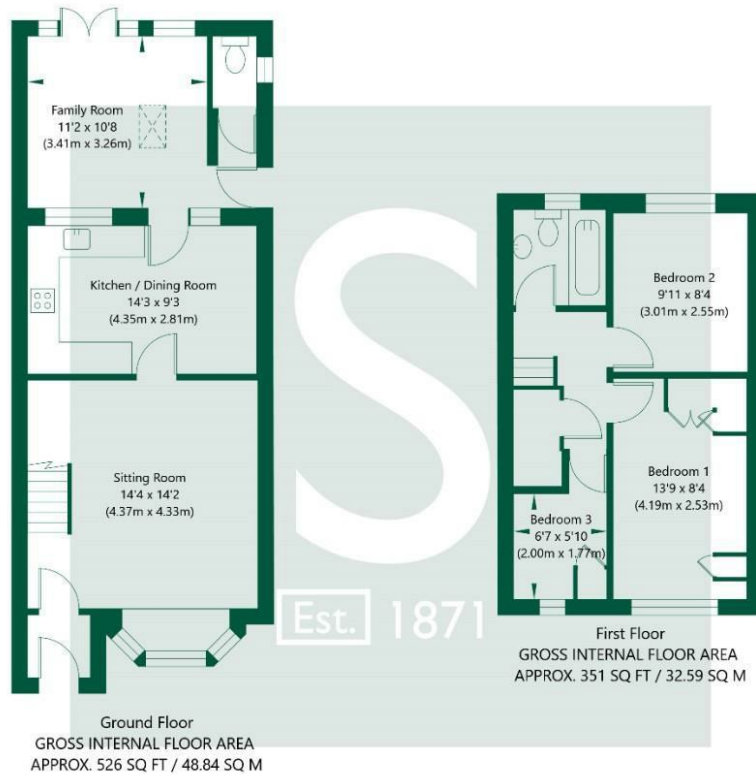
This property sits within North Yorkshire Council and is in the tax band of C. The postcode for the property is YO61 3NP.

Tenure

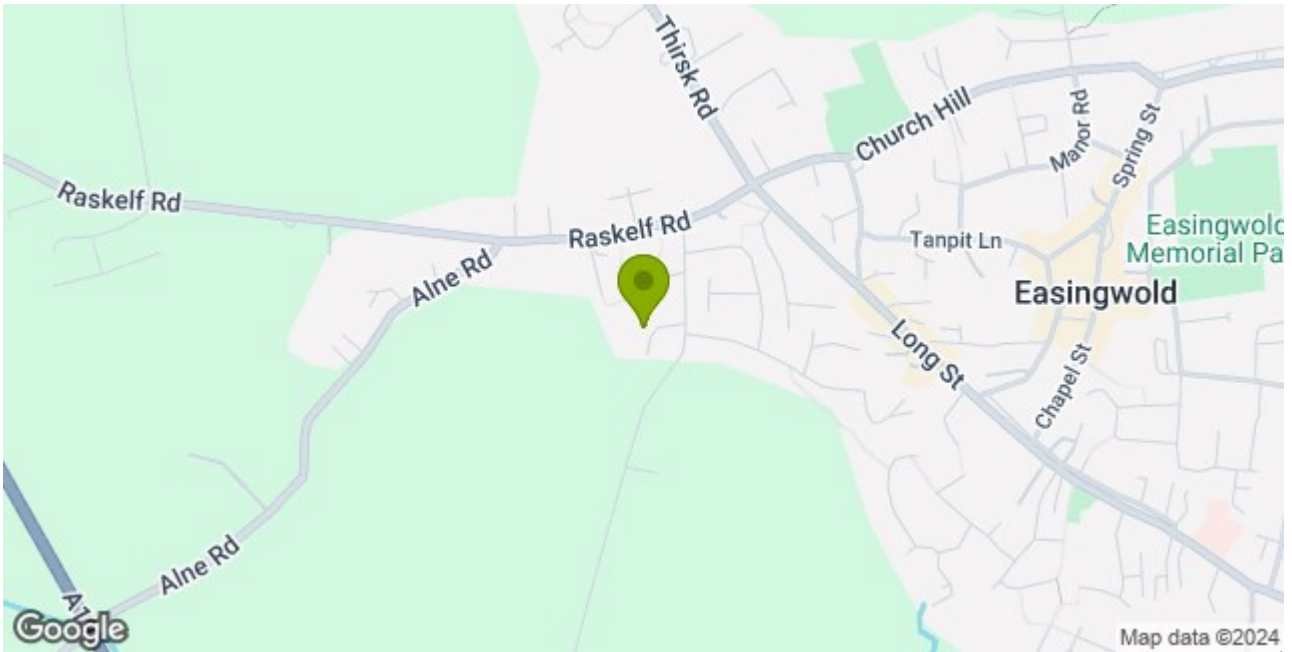
We have been informed by the vendor that the property is freehold.



Drovers Court, Easingwold, York, YO61 3NP



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 877 SQ FT / 81.43 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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