



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 there 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.

Tenure

Freehold

Services/Utilities

Mains gas, electricity, water and sewerage are understood to be connected.

Broadband Coverage

Up to 1600* Mbps download speed

*Download speeds vary by broadband providers so please check with them before purchasing.

EPC Rating

D

Council Tax

C - North Yorkshire Council

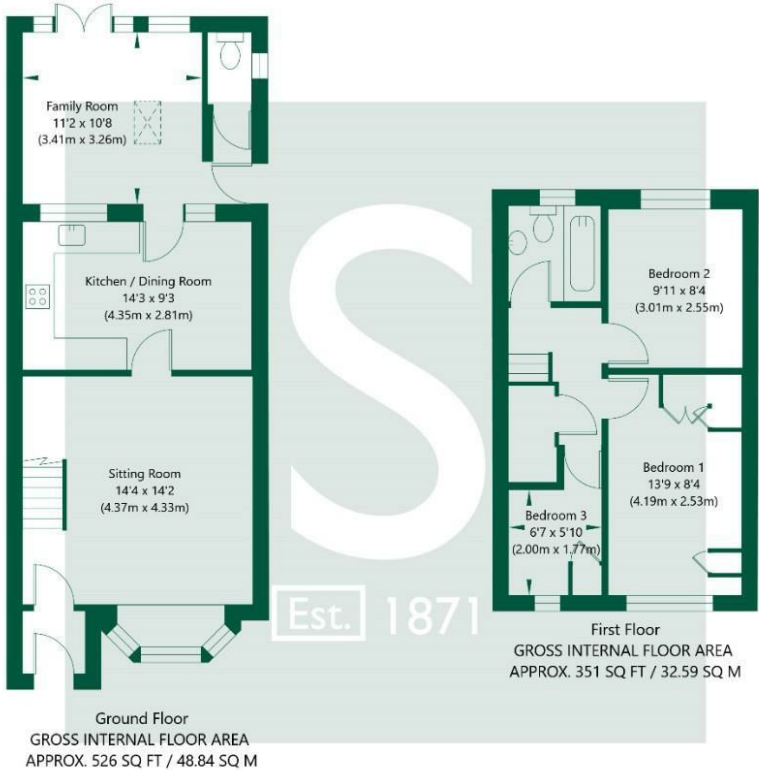
Current Planning Permissions

No current valid planning permissions

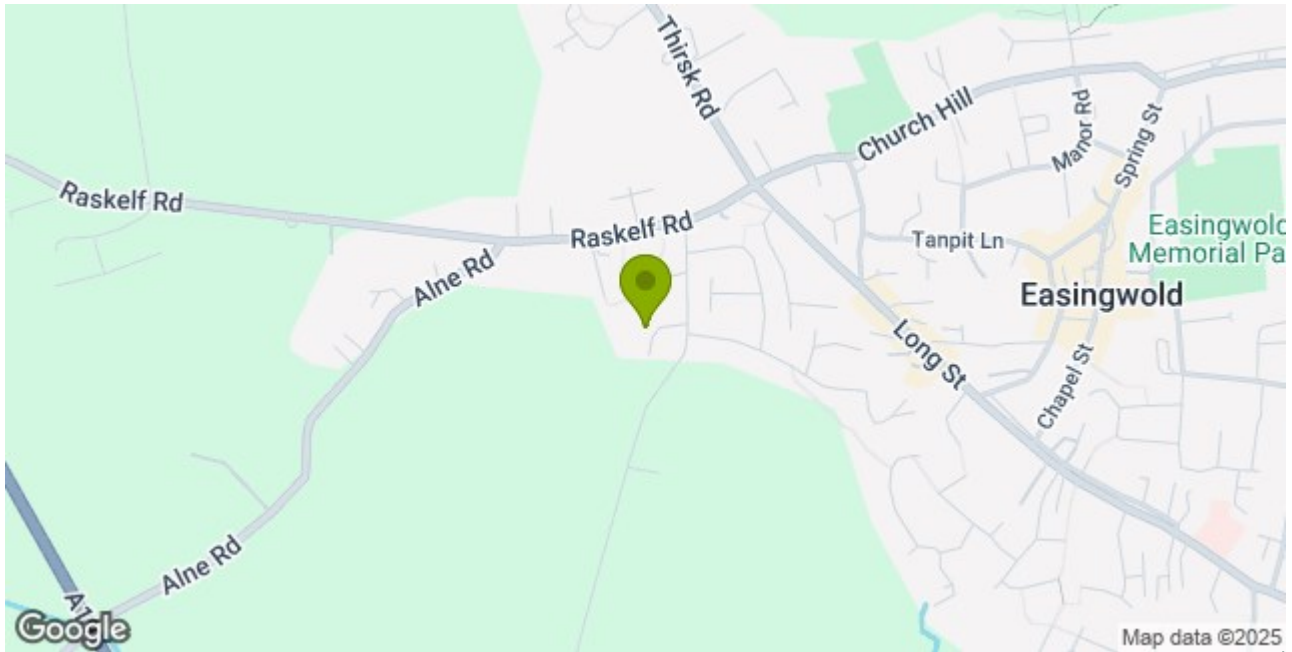
Viewings

Strictly via the selling agent - Stephensons Estate Agents, Easingwold

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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