



Showfield Drive, Easingwold Guide Price £160,000

An exciting opportunity to cosmetically update and generally improve a 1 bedroom quarter house offered free of any onward chain and featuring a lawned garden, enclosed rear garden and a tandem length driveway.

*** 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.



Inside

The ground floor accommodation provides a 15'6" (4.72m) long living room with feature fireplace and a galley style kitchen which includes the original 1990's base and wall storage cupboards, complemented by a built-in 4 ring gas hob and electric oven, freestanding appliances and an opportunity for a buyer to update, replace and restyle to their own taste.



The first floor landing leads off into a double bedroom with fitted wardrobe and an airing cupboard plus a bathroom featuring the original 1990's suite presenting a further opportunity for a buyer to update, replace and restyle to their own taste.

Other internal features of note include the original sealed unit double glazing to all 5 windows which are all now in need of replacement and partial background heating (electric fire in the living room, gas fire in the bedroom and a wall mounted fan heater in the bathroom).

Outside

The front garden is open plan in design and mainly laid to lawn. A tandem length driveway (middle of the 3 drives) provides parking and approx. 7 yards from the front door, there is a further area of garden with a gated access which is enclosed, lawned 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 D (60) and has the potential to be improved to an EPC rating of B (88).



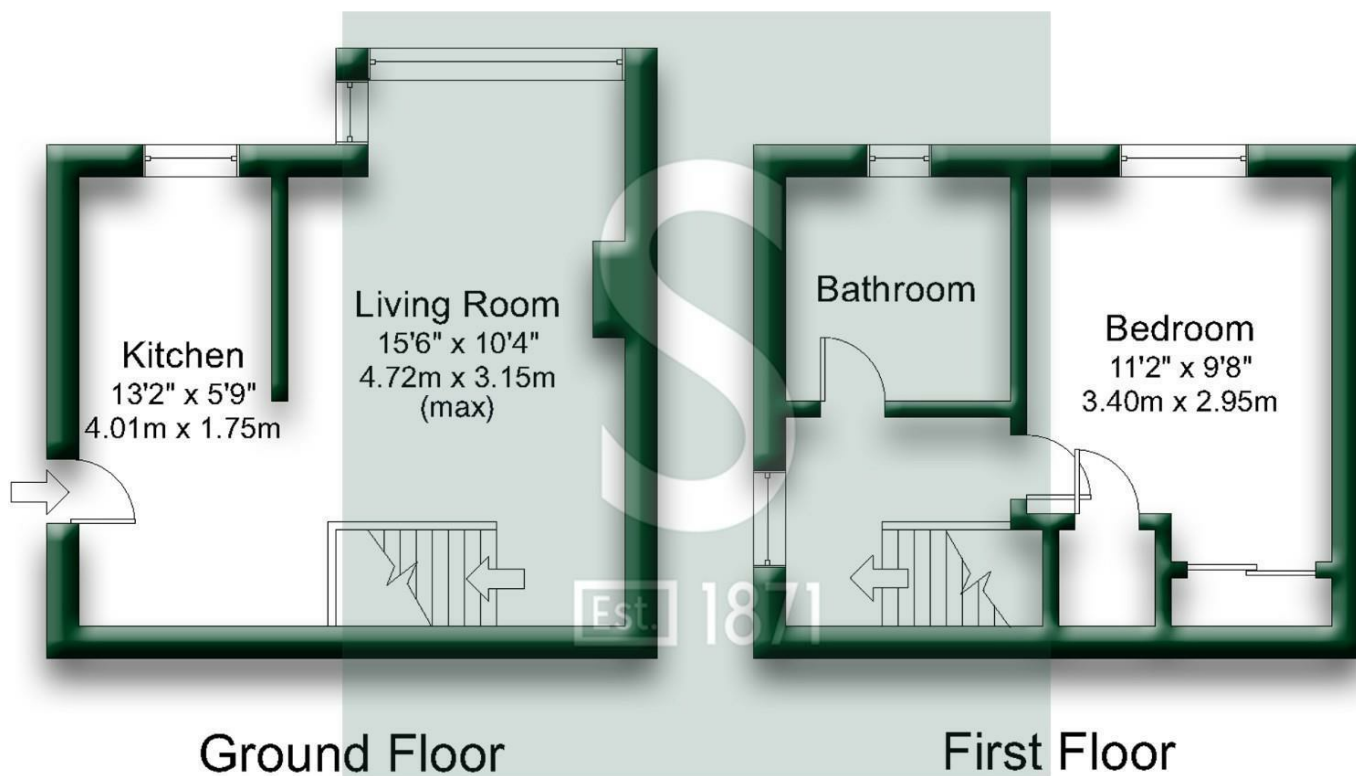
Council Tax & Postcode

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

Tenure

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





Gross internal floor area (approx.): 42.2 sq m (455 sq ft)
 For illustrative purposes only. Not to Scale. Copyright © Apex Plans.



Stephensons

York	01904 625533
Knarborough	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

