



## Thirsk Road, Easingwold Guide Price £450,000

A unique and surprisingly spacious 3 bedroom barn conversion located just off the A19, only 3 miles north of Easingwold and 13 miles north of York. The beautifully presented living space on offer extends to approx. 1,540 sq ft and features underfloor heating complemented by a delightful south facing walled rear garden.

\*\*\* EXTENSIVE PARKING & SUBSTANTIAL GARAGE & WORKSHOP AREA \*\*\*

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## Inside

Imaginatively and skillfully converted from a range of traditionally built stables by the current owners in 2020, this remarkable rural property features a spacious 25'6" (7.76m) long living room exposed beams and a stylish kitchen providing a range of contemporary base and wall storage cupboards complemented by integrated appliances to include a touch control hob, eye-level double oven and grill, fridge, freezer and dishwasher.



The principal bedroom enjoys courtyard views and is served by a luxurious shower room and a 24'10" (7.57m) long rear hall leads off into 2 further bedrooms, wash room with wc and a useful utility room complete with a walk-in shower.

Other internal features of note include double glazing and an oil fired central heating system that provides underfloor heating.

## Outside

The gated circular driveway provides extensive off road parking as well as access into a generous L-shaped garage and workshop area with power, light and a remote control roller door.



The front of the property enjoys far reaching views towards the White Horse at Kilburn and the garden area has been beautifully landscaped to feature a host of maturing shrubs and well stocked flower beds.

The south facing walled rear garden provides a generous low maintenance courtyard style area that is predominantly paved.

## Services

We have been advised by the vendor that all main services are connected to the property with the exception of gas. It should also be noted that drainage is by way of a septic tank.



## Energy Efficiency

This property's current energy rating is D (60) and has the potential to be improved to an EPC rating of B (87).

## Council Tax & Postcode

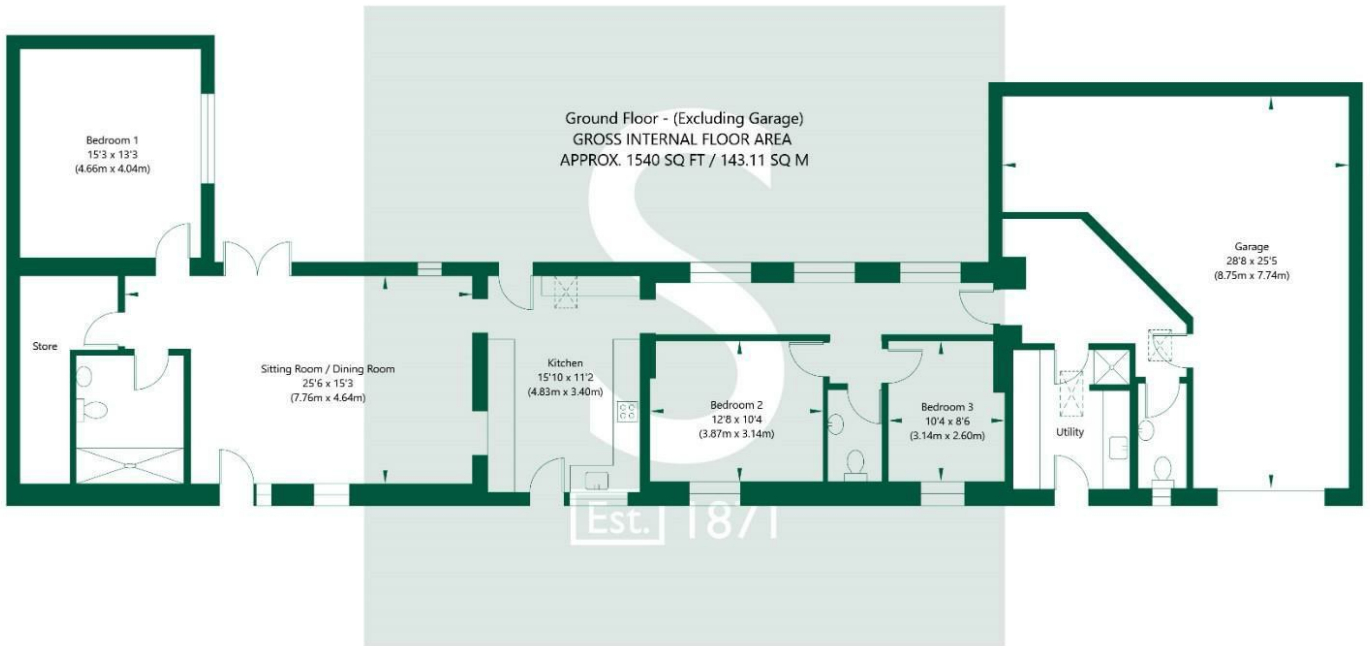
This property sits within North Yorkshire Council and is in the tax band of E. The postcode for the property is YO61 3NJ.

## Tenure

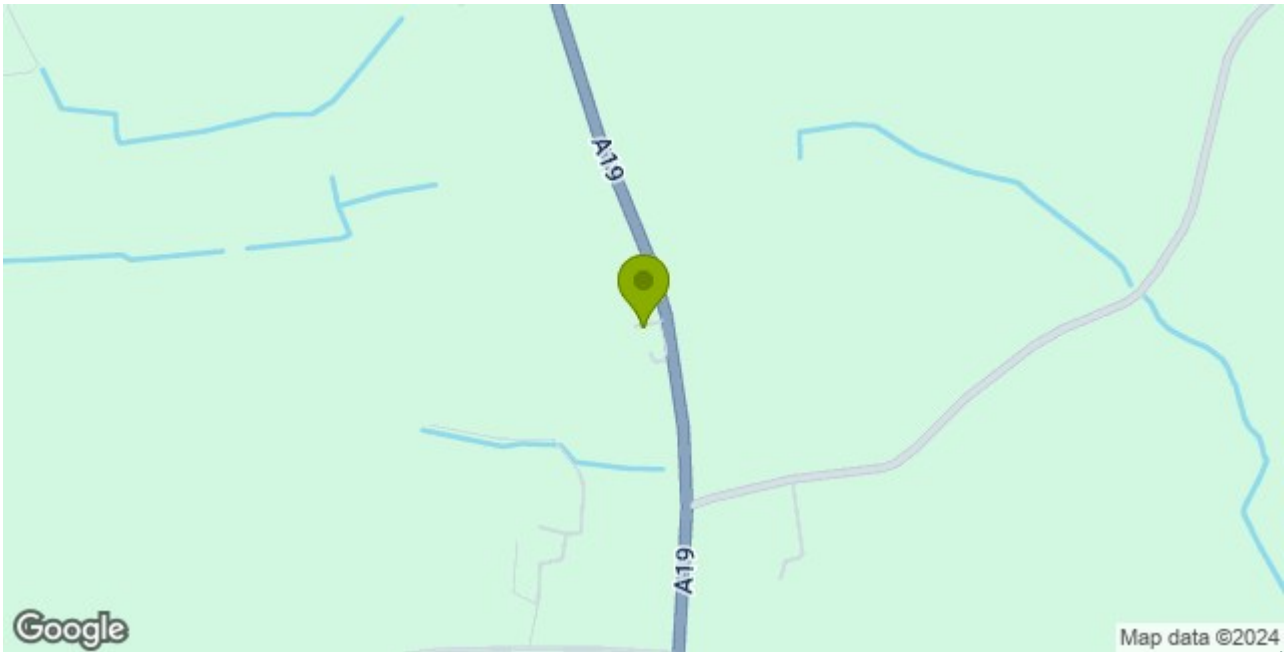
We have been informed by the vendor that the property is freehold.



Thirsk Road, Easingwold, York, YO61 3NJ



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1540 SQ FT / 143.11 SQ M - (Excluding Garage)  
All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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**Associates**

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