



Walnut Close, Easingwold Guide Price £290,000

An immaculately presented 3 bedroom semi-detached property built in 2023 by Avant Homes (The Oakwood), forming part of their new Greensward Point development on the rural fringes of Easingwold, featuring a fabulous dining kitchen, stylish en-suite shower room and an integral single garage.

*** AVANT & NHBC WARRANTIES UNTIL 2033 ***

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Inside

An entrance lobby opens into a delightful sitting room and an inner hallway with staircase and cloakroom/wc, leading into an impressively appointed 18'8" (5.69m) long dining kitchen which has been upgraded by the current owner to feature quartz worktops, contemporary base and wall storage units and a full range of integrated appliances (touch control hob, eye-level microwave, oven and grill, fridge, freezer, washing machine and dishwasher), complemented by fitted blinds and double doors off the dining area out into the rear garden.



A spacious first floor landing leads into a principal bedroom with stylish en-suite shower room, 2 further bedrooms and a fab house bathroom.

Other internal features of note include a gas fired central heating system, double glazing, the residue of Avant's own 2 year builder warranty and a further 8 years Buildmark warranty from the NHBC.

Outside

A driveway at the front of the property provides parking and access into an integral single garage.



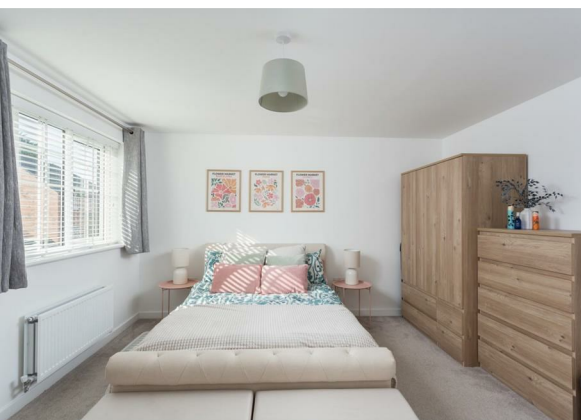
The delightful rear garden is enclosed and has been landscaped to feature an upgraded and expanded paved seating area, lawn and a flowerbed borders.

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 B (83) and has the potential to be improved to an EPC rating of A (94).



Council Tax & Postcode

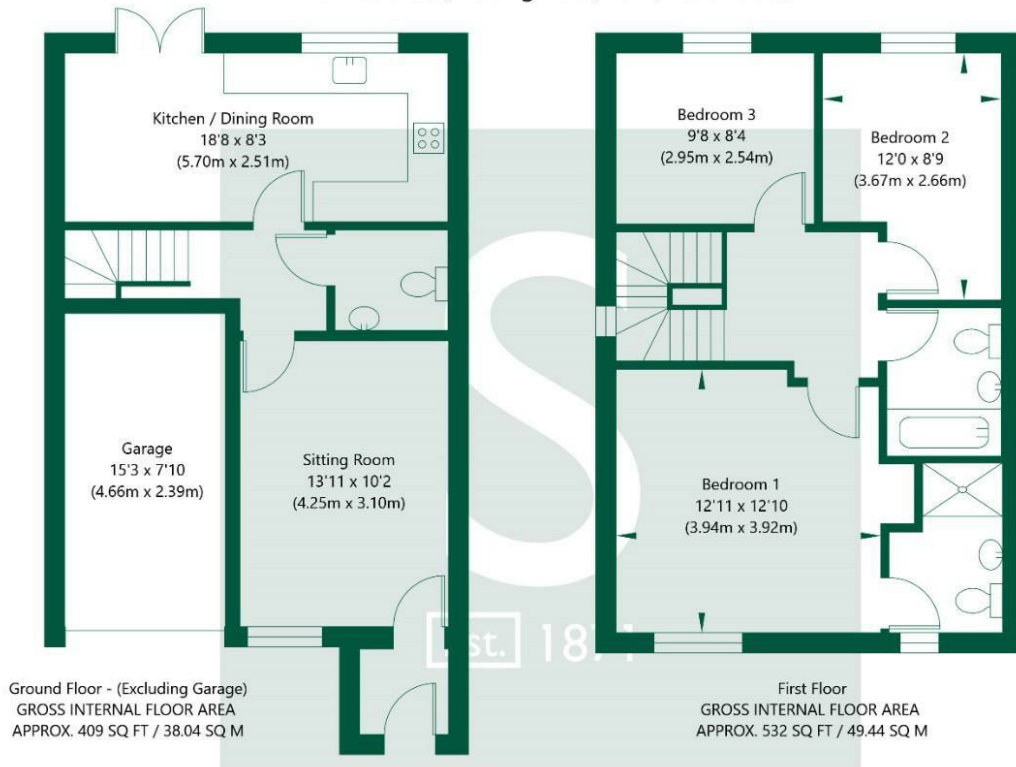
This property sits within North Yorkshire Council and is in the tax band of D. The postcode for the property is YO61 3SQ.

Tenure

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



Walnut Close, Easingwold, York, YO61 3SQ



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 941 SQ FT / 87.48 SQ M - (Excluding Garage)
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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