



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.

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

B

Council Tax

D - North Yorkshire Council

Current Planning Permissions

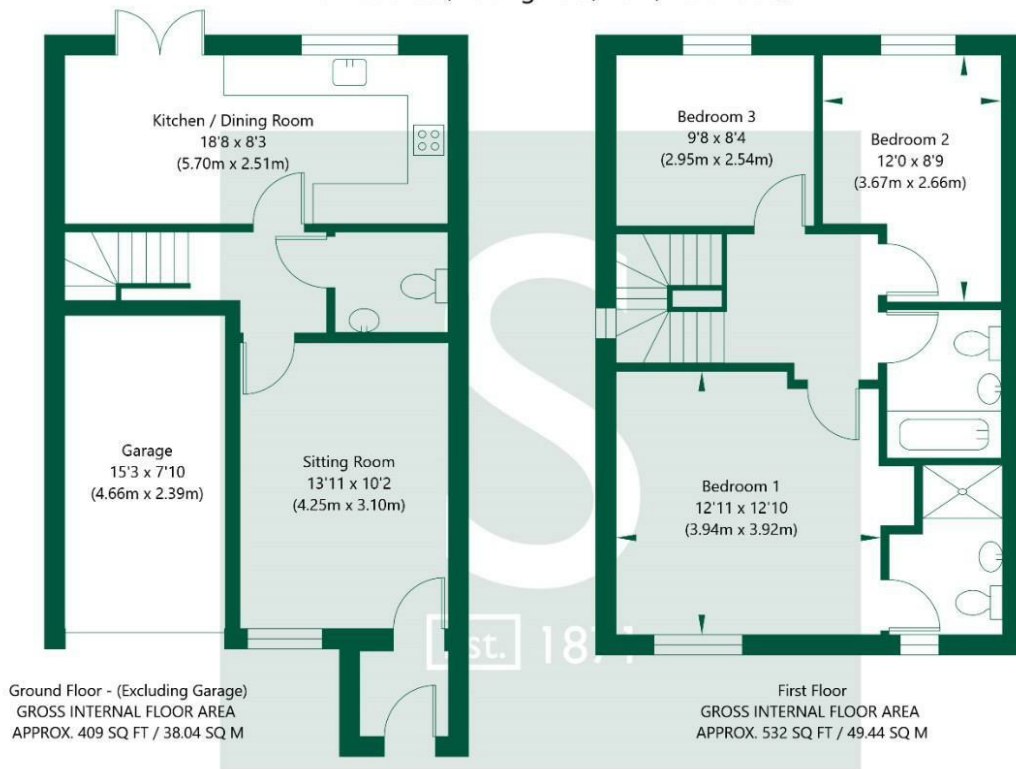
No current valid planning permissions

Viewings

Strictly via the selling agent - Stephenson's Estate Agents, Easingwold



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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