



## Hurns Way, Easingwold Guide Price £399,995

A fabulous 4 bedroom detached property, built in 2014 and located within the keenly sought after Oaklands development on the fringes of Easingwold. Features include a 17'0" (5.18m) dining kitchen with separate utility room, en-suite shower room to the principal bedroom, integral single garage and a delightful rear garden.

\*\*\* ENVIABLE CUL-DE-SAC LOCATION \*\*\*

Follow Stephensons 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

An entrance hall with staircase leads into a spacious 18'2" (5.54m) long sitting room and a stylish 17'0" (5.54m) long dining kitchen featuring double doors opening off the dining area out into the rear garden and a well equipped kitchen with generous storage and a range of integrated appliances to include a gas hob, eye-level double oven and grill, fridge, freezer and a dishwasher complemented by an adjoining utility room with further rear garden access and a cloakroom/wc.



The first floor landing leads off into a very good sized principal bedroom with built-in wardrobes and en-suite shower room, 3 further double bedrooms (1 with a built-in wardrobe) and a house bathroom with heated towel rail and a shower over the bath.

Other internal features of note include gas fired radiator central heating and double glazing.

### Outside

Externally the front garden provides a low maintenance area that is predominantly pebbled and a double width driveway provides parking and access into an integral single garage with power and light connected.



The delightful rear garden is enclosed, mainly laid to lawn and features shrub bed borders, wheelie bin store and a paved seating area with an option to purchase the 4m x 3m remote control sun canopy by way of separate negotiation.

### 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

C



### Council Tax

E - North Yorkshire Council

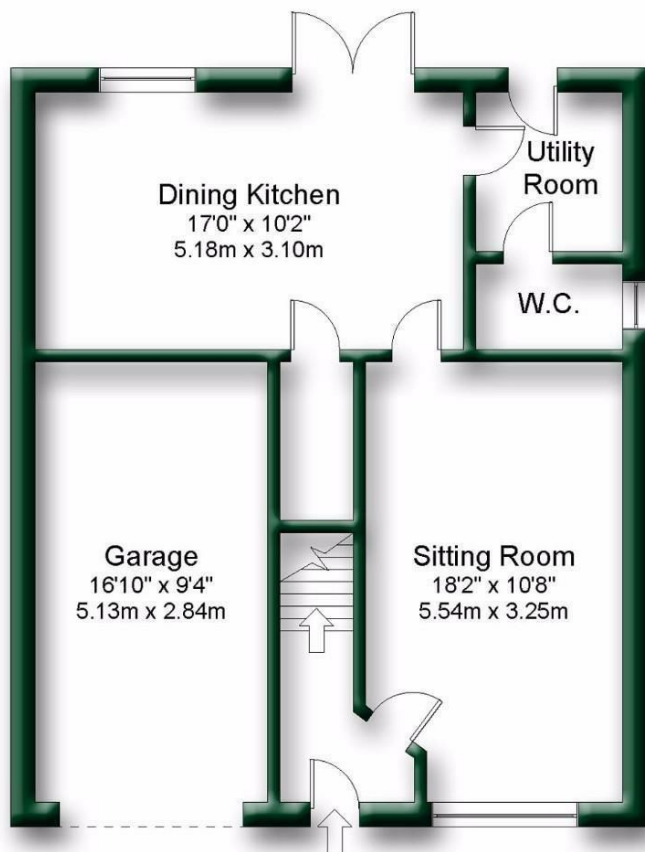
### Current Planning Permissions

No current valid planning permissions

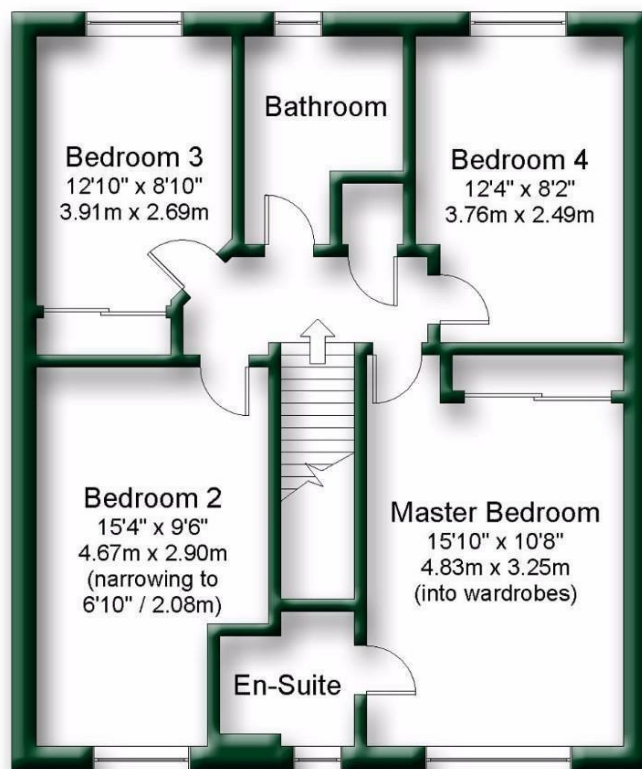
### Viewings

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





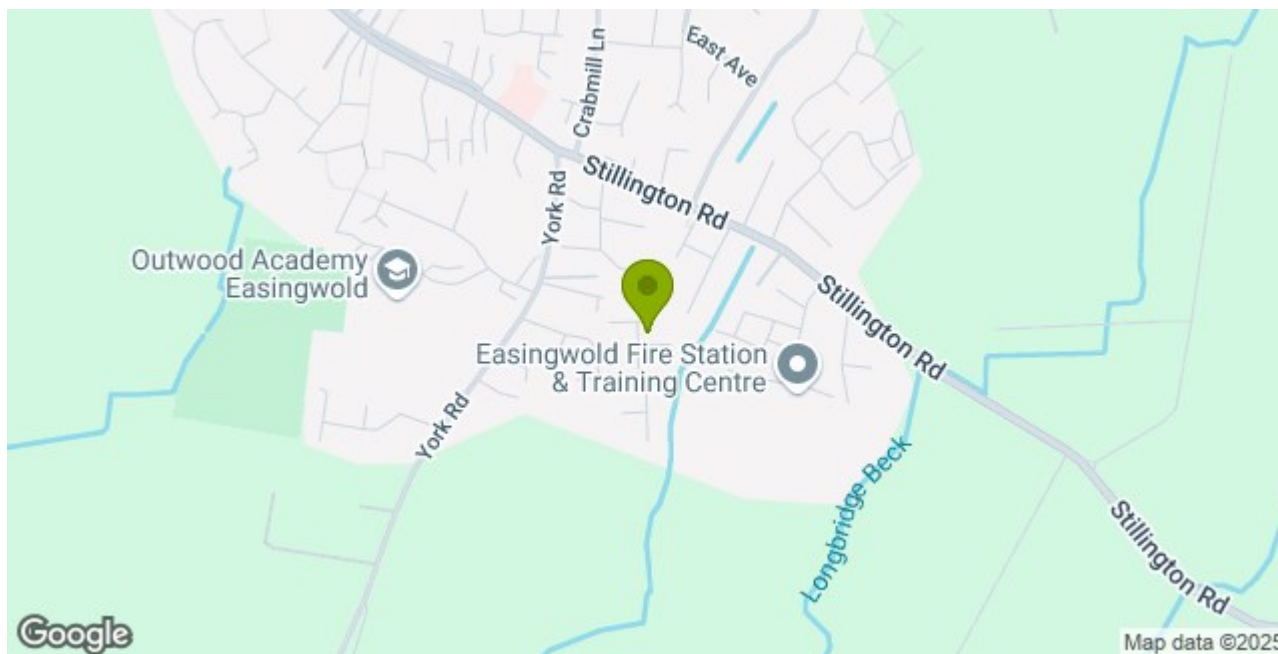
**Ground Floor**



**First Floor**

Gross internal floor area excluding Garage (approx.): 109.8 sq m (1,182 sq ft)

Not to Scale.  
Copyright © Apex Plans.



#### Stephensons

York	01904 625533
Knaresborough	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

