



## Easingwold, York Guide Price £325,000

\*\*\* NO ONWARD CHAIN \*\*\* An impressive 4 bedroom detached property built by Persimmon Homes in 2020 featuring 2 stylish en-suite shower rooms and a family bathroom, spacious 17'4" (5.28m) long sitting room and a fabulous 17'4" (5.28m) long dining kitchen, complemented by an integral single garage and an enclosed south west facing rear garden.

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## Inside

A reception hall with cloakroom/wc and staircase rising to the first floor leads off into a 17'4" (5.28m) long living room with walk-in bay window and an attractively appointed 17'4" (5.28m) long dining kitchen with double doors off the dining area out into the rear garden, granite effect worktops with inset one and a quarter bowl sink unit plus a range of base and wall storage cupboards, complemented by freestanding appliance space and an integrated gas hob and an electric fan assisted oven and grill under

The first floor landing with airing cupboard leads off into 2 en-suite double bedrooms (both with stylish en-suite shower rooms), 2 further bedrooms and a family bathroom.

Other internal features of note include a gas fired central heating system, double glazing and the residue of a 10 year structural warranty.

## Outside

The open plan front and side gardens are mainly laid to lawn and a tarmac driveway provides parking and access into an 17'7" (5.37m) long integral single garage with power and light connected plus a door out into the rear garden.

The enclosed rear garden features a paved seating area and is predominantly laid to lawn.

## Tenure

Freehold

## Services/Utilities

Mains gas, electricity, water and sewerage are understood to be connected.

## Broadband Coverage

Download speed not available yet

\*Download speeds vary by broadband providers so please check with them before purchasing.

## EPC Rating

B

## Council Tax

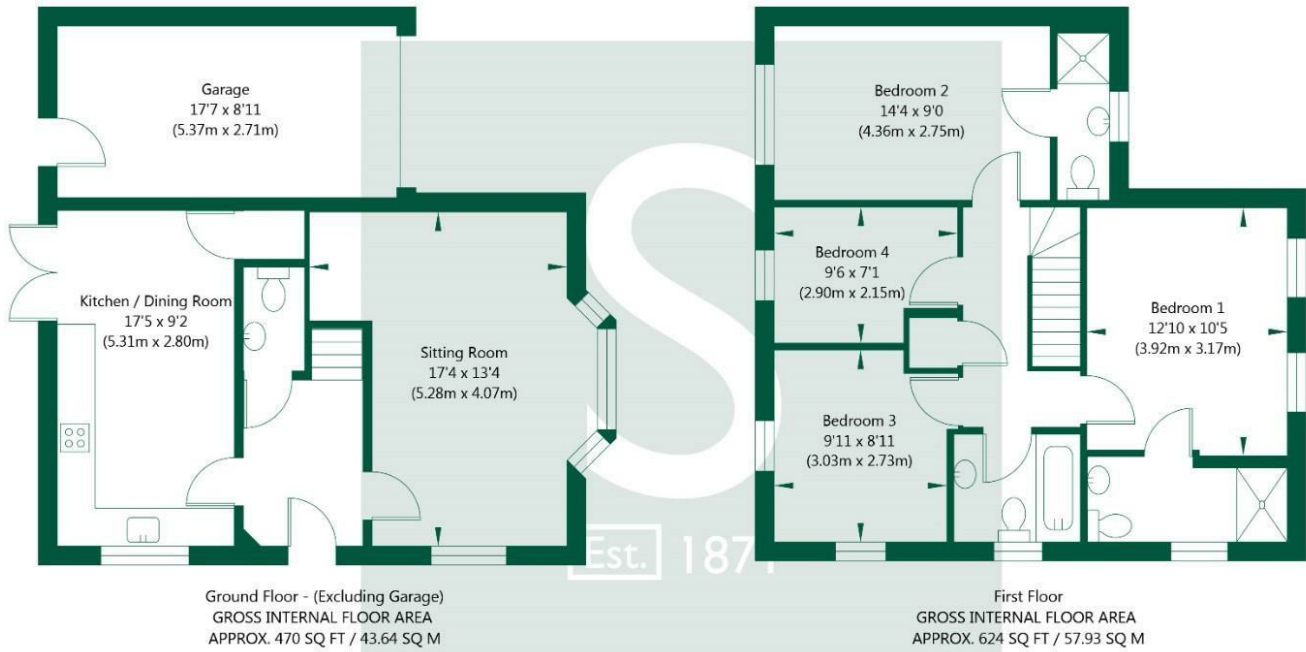
E - North Yorkshire Council

## Current Planning Permissions

No current valid planning permissions

## Viewings

Strictly via the selling agent - Stephensons Estate Agents, Easingwold



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1094 SQ FT / 101.57 SQ M  
All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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## 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

