



## Easingwold, York Guide Price £240,000

A fabulous 2 bedroom semi-detached property located within walking distance of a host of amenities and featuring an 18'3" (5.55m) long living room, well planned kitchen and a stylish bathroom, complemented by off road parking and an enclosed rear garden.

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

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## Inside

A very useful entrance porch opens into an 18'3" (5.55m) long living room with an impressive feature fireplace housing a coal effect electric fire and a staircase up to the first floor.

The well appointed kitchen enjoys rear garden views and provides generous worktop space and plenty of storage cupboards to complement an integrated gas hob and a fan assisted electric oven and grill.



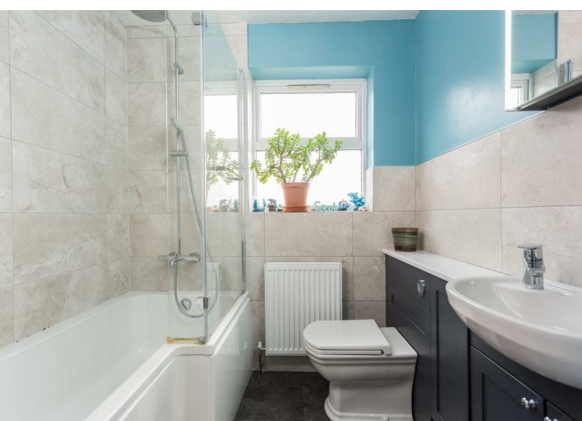
The first floor landing leads off into 2 double bedrooms (1 with built-in wardrobes) and a stylish bathroom with a d-shaped bath and twin head shower over.

Other internal features of note include a gas fired central heating system, double glazing and a timber drop down ladder off the landing up into partially boarded loft space.

## Outside

A driveway provides parking and a versatile timber built storage shed at the side of the property provides great storage or space for additional parking.

The rear garden is enclosed and provides an attractive low maintenance "no lawn mower required" space which also includes a covered canopy off the kitchen.



## 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

D

## Council Tax

C - North Yorkshire Council

## Current Planning Permissions

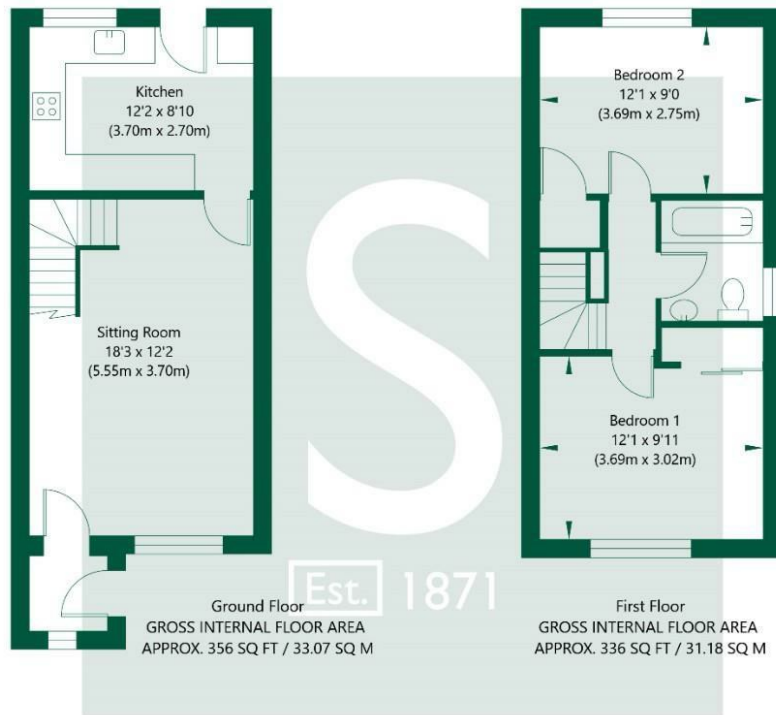
No current valid planning permissions

## Viewings

Strictly via the selling agent - Stephensons Estate Agents, Easingwold



# Rosemary Court, Easingwold, York, YO61 3EZ



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 692 SQ FT / 64.25 SQ M  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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