



## Easingwold, York Guide Price £375,000

\*\*\* NO ONWARD CHAIN \*\*\* An impressively presented 4 bedroom detached property featuring extended ground floor living space and a south facing rear garden, complemented by recently installed solar panels with battery storage, single garage and a versatile outbuilding.

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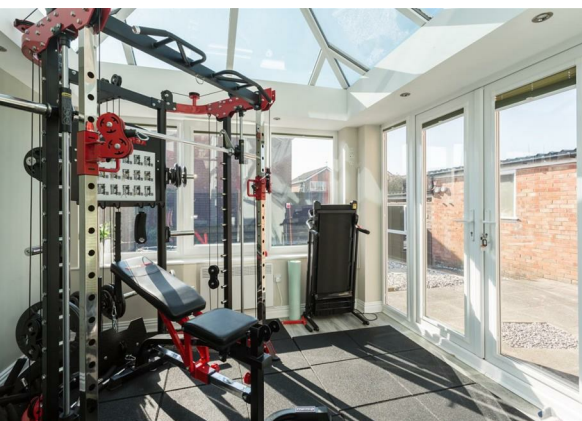
### Inside

An entrance hall with central staircase leads off into a 21'8" (6.60m) long living room with contemporary log effect fire and double doors opening into a fabulous south facing orangery with rear garden views and double doors out onto a paved seating area.

The luxuriously appointed 21'8" (6.60m) long dining kitchen provides a generous range of base and wall storage cupboards and extensive worktop space, complemented by integrated appliances (induction hob, eye-level double oven and grill, dishwasher, washing machine and tumble dryer) and a useful rear lobby with cloakroom/wc leading off.

The first floor landing leads off into 4 bedrooms (2 with fitted wardrobes) and a stylish bathroom with heated towel rail, fitted storage and a shower over the bath.

Other internal features of note include a gas fired central heating system, double glazing and solar panels with 5kw battery storage which were only installed in January 2025. It should also be noted that a smart meter is scheduled to fitted in April 2025 which will be able to calculate and track the income and savings that they generate.



### Outside

The front garden is open plan in design and mainly laid to lawn with a part paved driveway to the side of the property providing parking with an EV charging point as well as access into a brick built single garage with both power and light connected.

The south facing rear garden is enclosed and has been attractively landscaped to create a low maintenance "no lawn mower needed" space that is part paved and part shingled with an artificial lawn and a versatile outbuilding (13'9" x 10'3") with both power and light connected.



### 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

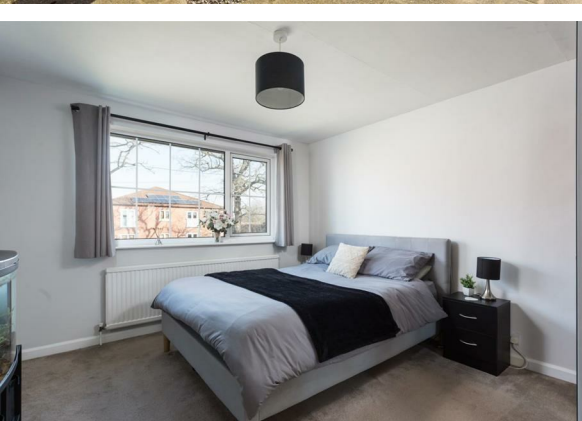
D - North Yorkshire Council

### Current Planning Permissions

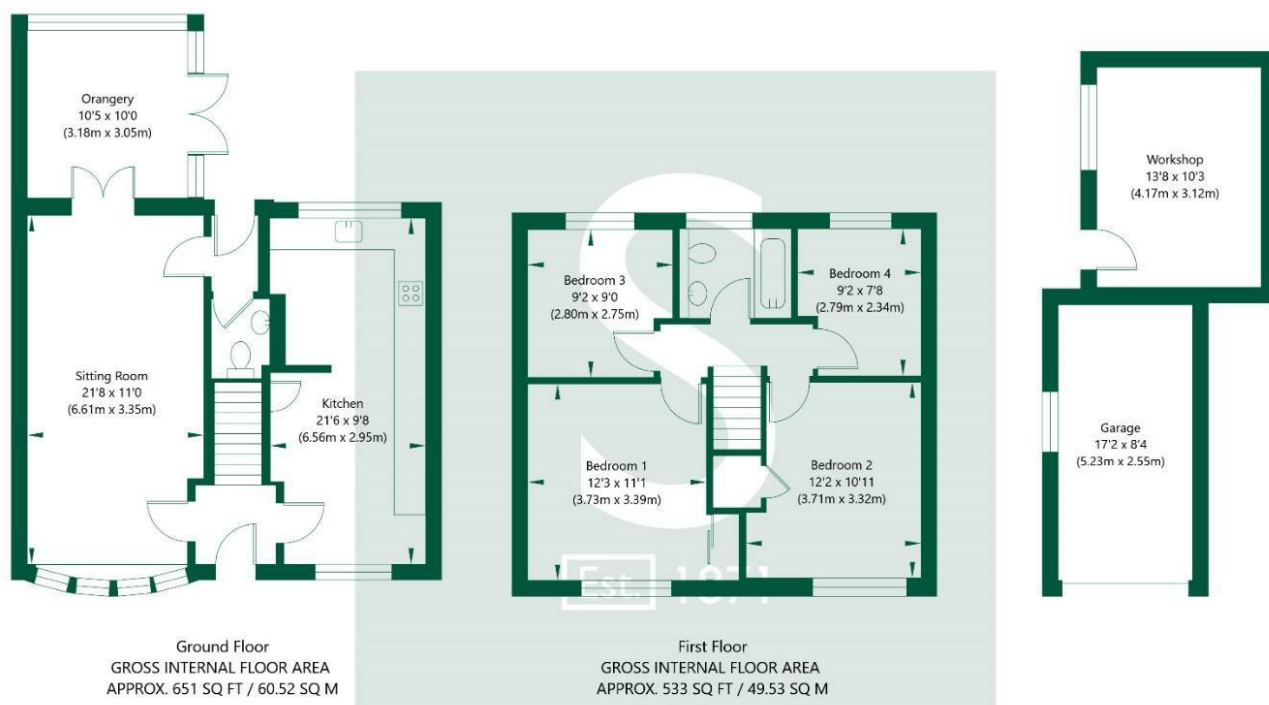
No current valid planning permissions

### Viewings

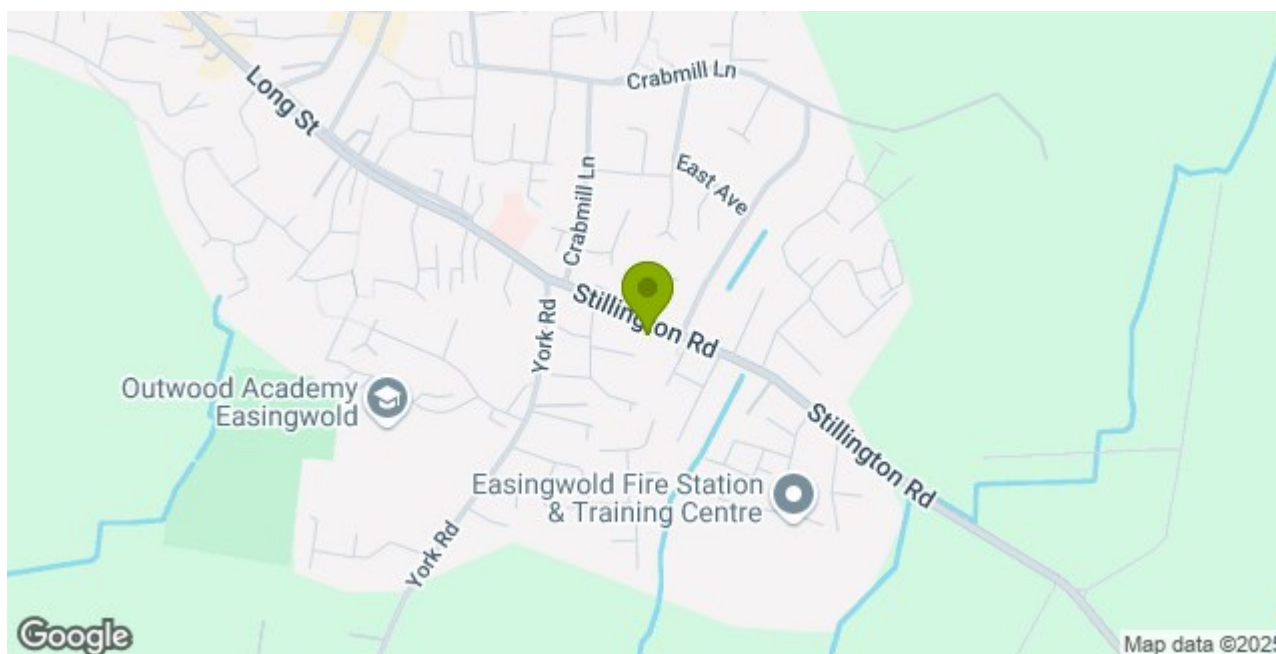
Strictly via the selling agent - Stephensons Estate Agents, Easingwold



# Stillington Road, Easingwold, York, YO61 3JG



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1184 SQ FT / 110.05 SQ M - (Excluding Garage and Workshop)  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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