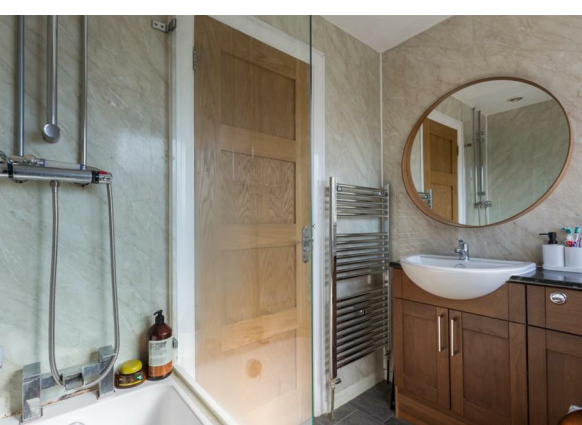


Easingwold, York Guide Price £375,000

An internal inspection is essential to appreciate this impressive 4 bedroom detached property featuring extended ground floor living space and a south facing rear garden with a versatile home office/gym. Eco-conscious buyers will appreciate the recently installed solar panels with battery storage, offering both sustainability and significant energy savings.

*** NO ONWARD CHAIN ***

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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

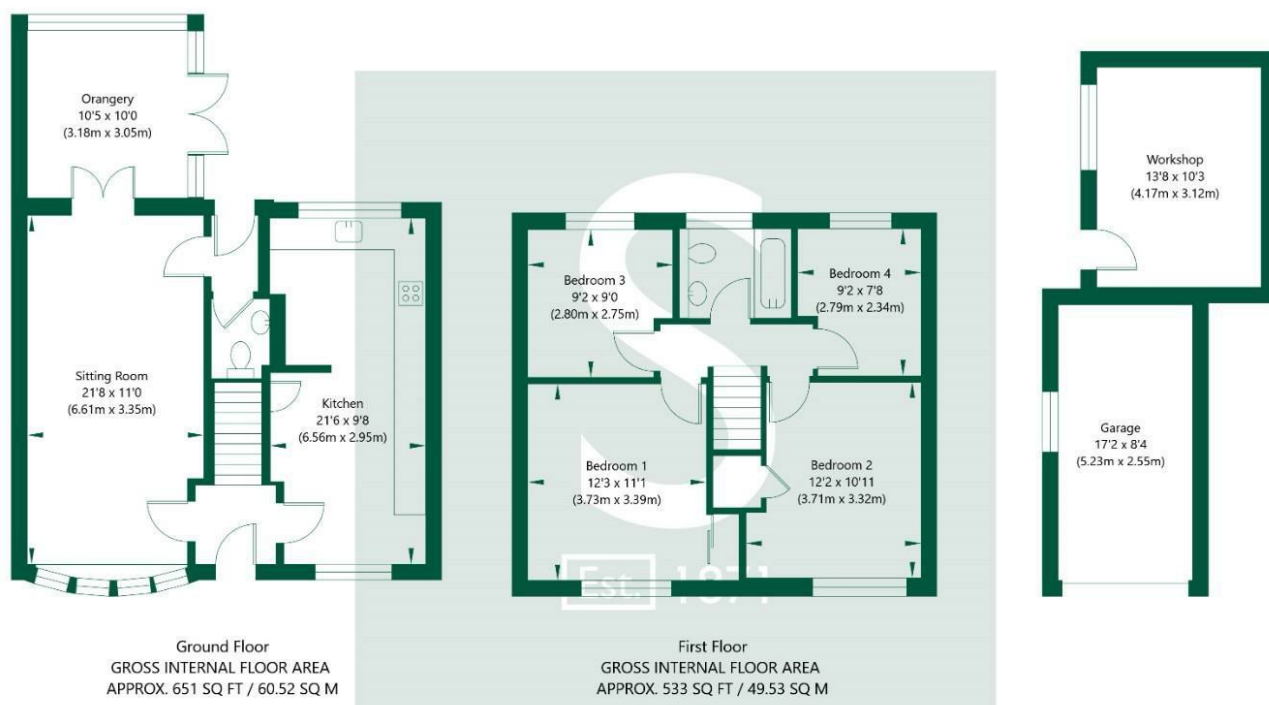
Current Planning Permissions

No current valid planning permissions

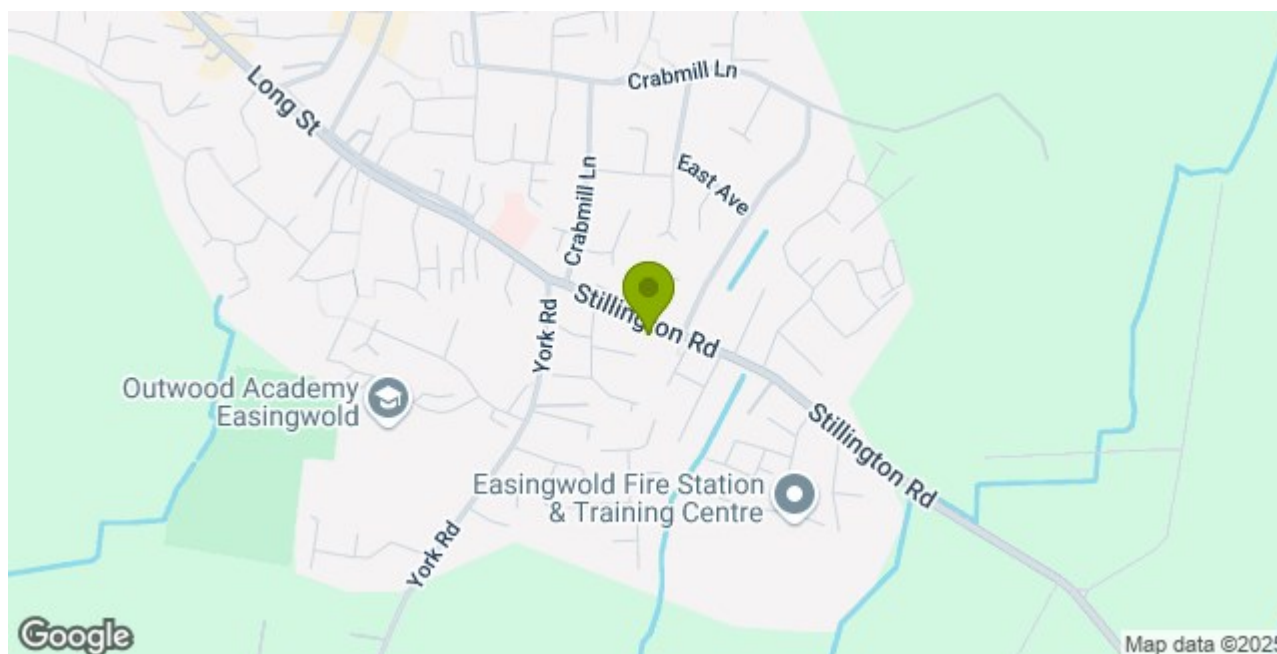
Viewings

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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