



Easingwold, York Guide Price £775,000

An elegant and immensely characterful Victorian property located within a stone's throw of Easingwold's bustling Market Place and featuring 3 fabulous reception rooms and a study, stunning 26'10" (8.18m) long dining kitchen, 3 double bedrooms, en-suite shower room and house bathroom, complemented by an idyllic rear garden and a double garage.

*** EXTENDED GROUND FLOOR LIVING SPACE WITH POTENTIAL FOR AN ANNEXE ***

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Inside

A wonderful 25'8" (7.82m) long reception hall with Karndean flooring and fabulous staircase leads off into a formal sitting room with period open fireplace and a walk-in bay window overlooking the front garden.

The stunning 26'10" (8.18m) long dining kitchen features a magnificent Scammell Interiors of York kitchen that provides extensive granite worktops and a generous range of base and wall storage units and an impressive 9'0" (2.73m) long granite topped central island with dining bar and a integrated appliances to include a touch control 5 ring induction hob, double oven and grill, dishwasher and a full-height fridge, complemented by further Karndean flooring, 4 period style radiators, rear garden views and a built-in dresser in the dining area.

The extended ground floor living space also provides a snug with original built-in floor to ceiling storage cupboard, rear hall with cloakroom/wc, utility room, study and a spacious 22'0" (6.70m) long light and airy living room.

The split level first floor landing with original arched window overlooking the rear garden leads off into a principal bedroom with walk-in wardrobe and en-suite shower room, 2 further double bedrooms and a generous house bathroom with both bath and separate walk-in shower plus a separate wc.

Other internal features of note include a gas fired central heating system to radiators and a mix single glazed sash and a replacement double glazed windows.

Outside

The predominantly paved front garden features the original Victorian wrought iron railings and the idyllic part walled south west facing rear garden provides a lawn, paved seating areas and raised flowerbed borders, complemented by a kitchen garden with 5 veg beds and a timber built greenhouse. Access to the double garage is from the rear garden and the garage features power, light and a remote control door with vehicular access off New Inn Lane.

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

G - North Yorkshire Council

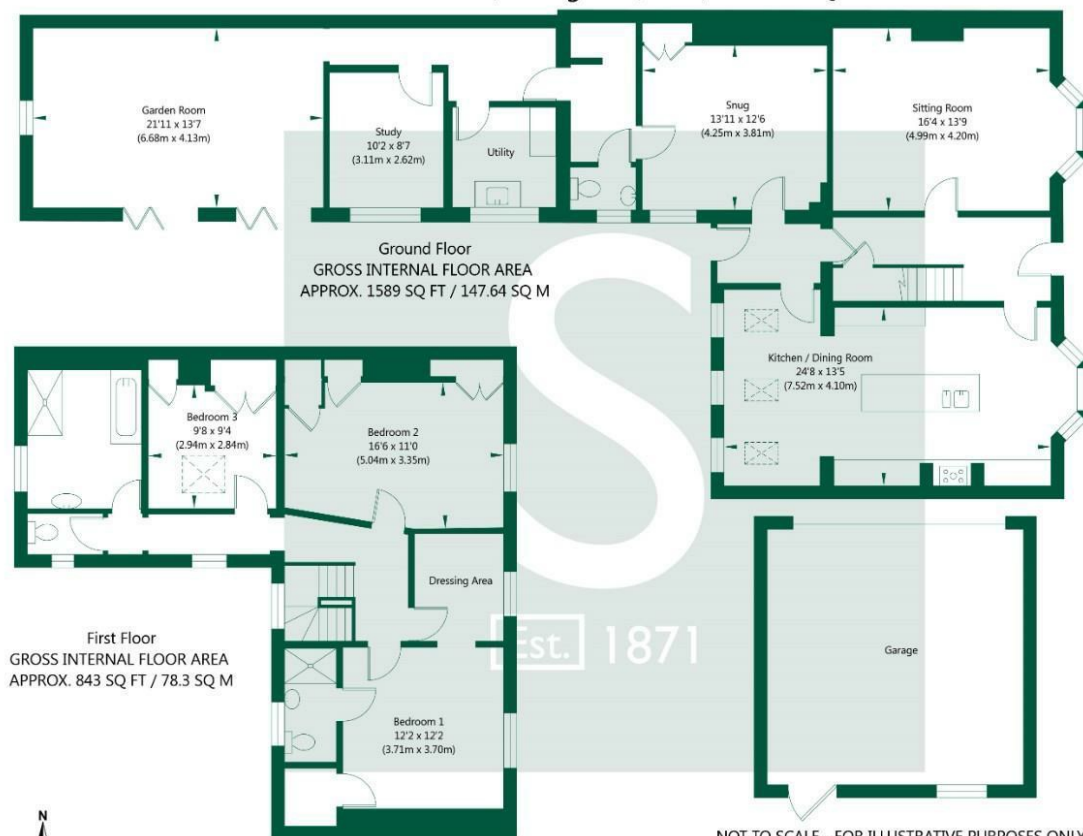
Current Planning Permissions

No current valid planning permissions

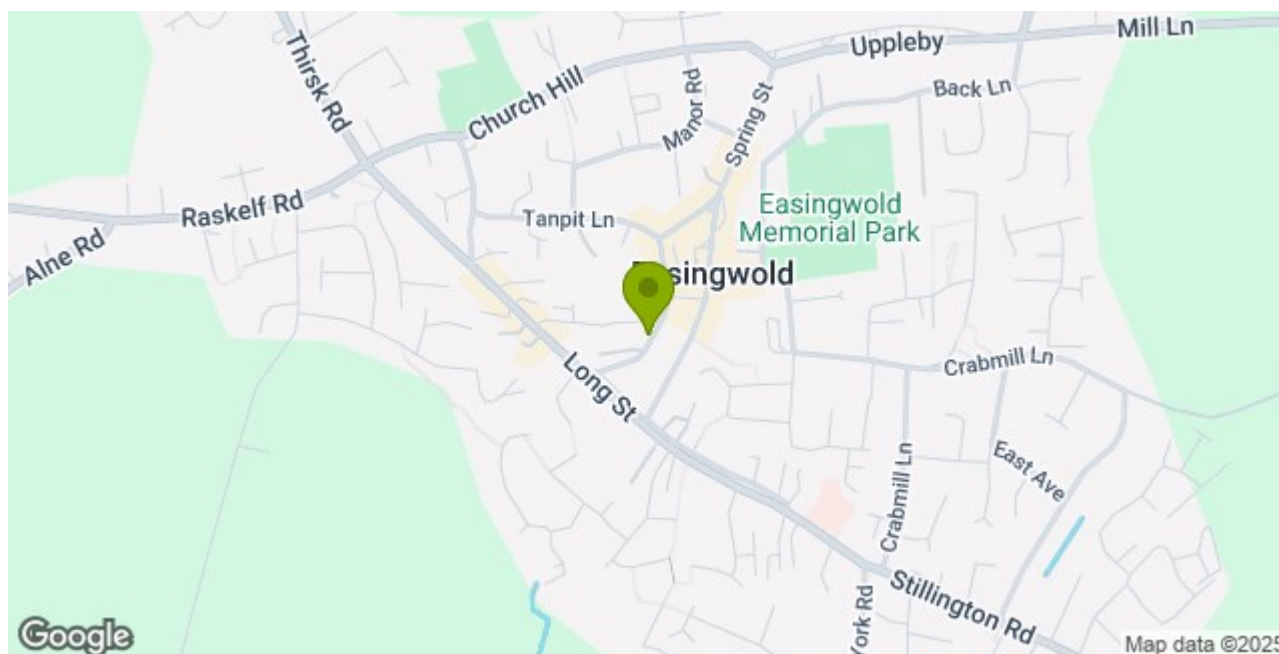
Viewings

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

Little Lane, Easingwold, York, YO61 3AQ



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 2432 SQ FT / 225.94 SQ M - (Excluding Garage)
All Measurements and fixtures including doors and windows are approximate
and should be independently verified.
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