



## 33 Crabmill Lane, Easingwold, York

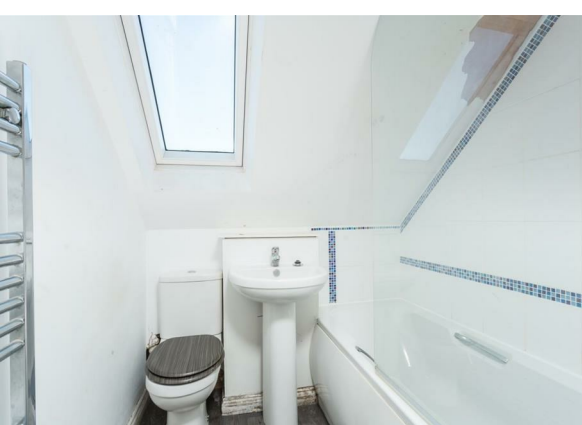
### Guide Price £220,000

An exciting opportunity to cosmetically update and generally improve a surprisingly spacious semi-detached property featuring 2 first floor bedrooms and 2 bathrooms, 1 ground floor bedroom and a dining kitchen with a conservatory leading off.

\*\*\* NO ONWARD CHAIN \*\*\*

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## Inside

A hallway with cloakroom/wc leads off into sitting room, ground floor 3rd bedroom and a 20'8" (6.30m) long dining kitchen with timber worktops, built-in oven and hob, storage cupboards and an opportunity for a buyer to update, replace and restyle to taste. Leading off the kitchen is a double glazed conservatory with access out into the rear garden.

The first floor features 2 double bedrooms (1 with an en-suite bathroom) and a separate bathroom.

Other internal features of note include double glazing and a gas fired central heating system.

## Outside

External there are enclosed gardens to both front and rear with parking currently being "on street" but with local authority approval for a dropped kerb, off road parking and access to the driveway of the property is a possibility.

## 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

B - North Yorkshire Council

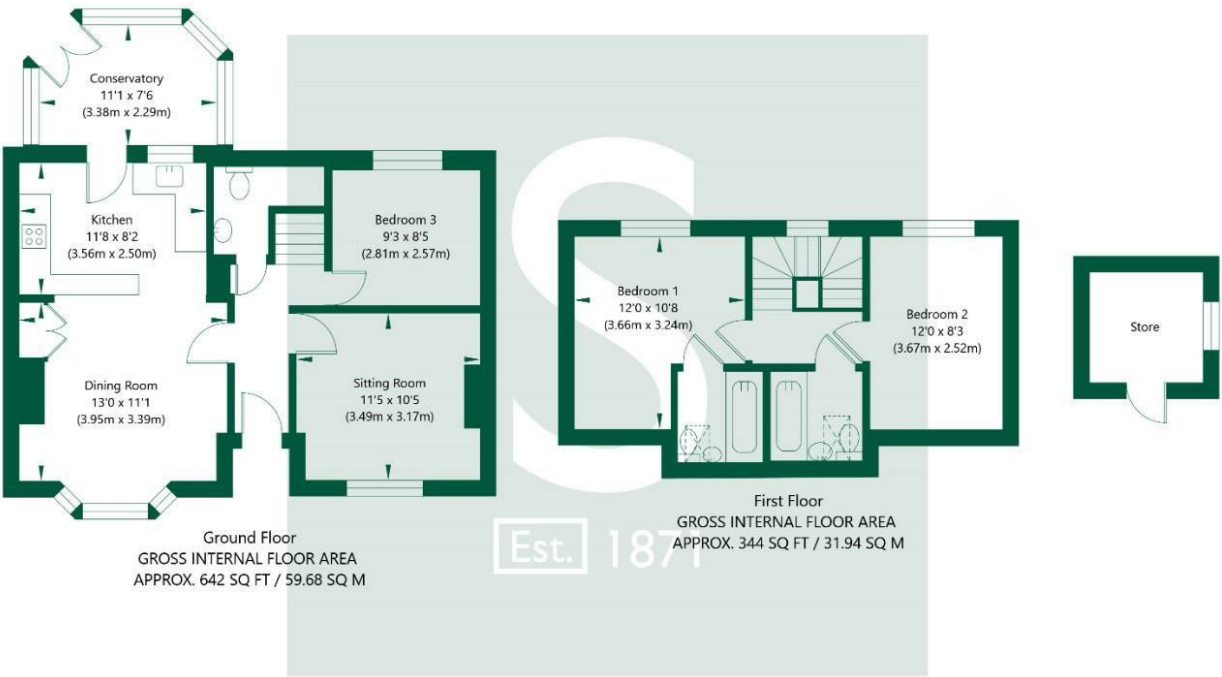
## Current Planning Permissions

No current valid planning permissions

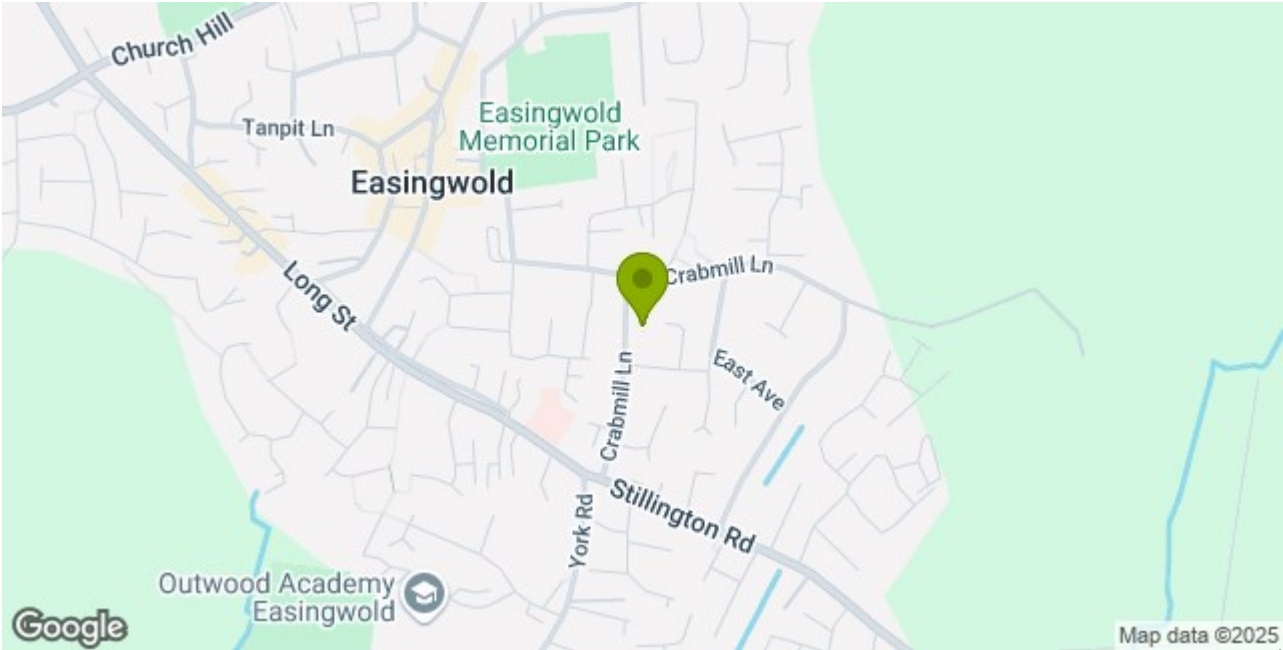
## Viewings

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

Crabmill Lane, Easingwold, York, YO61 3DF



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 986 SQ FT / 91.62 SQ M - (Excluding Store)  
All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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