

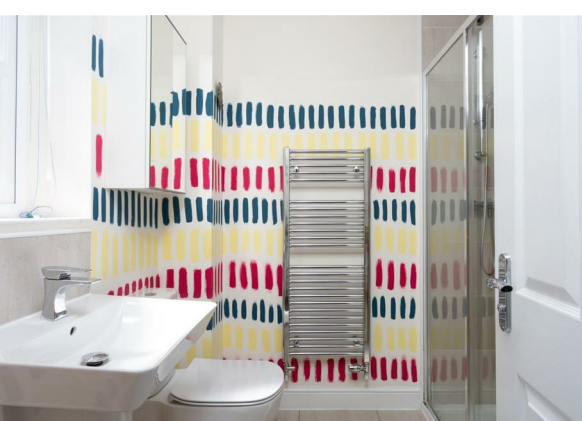


6, Partridge Road, Easingwold, York YO61 3SB Guide Price £450,000

An impressively presented 2019 built family home located on the fringes of Easingwold featuring extended ground floor living space, 4 double bedrooms and 2 bathrooms, complemented by an integral garage and a landscaped rear garden.

*** GARDEN ROOM WITH WOOD BURNING STOVE ***

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Inside

An 18'0" (5.49m) long reception hall leads off into spacious sitting room and a superbly appointed 20'2" (6.15m) long dining kitchen featuring a range of base and wall storage units, complemented by integrated appliances (dishwasher, gas hob, eye-level double oven and grill) and double doors off the dining area opening into a fabulous garden room wood burning stove and access out into the rear garden.

Also on the ground floor there is a useful utility room and a cloakroom/wc.

The first floor landing leads off into a principal bedroom with built-in wardrobes and en-suite shower room, 3 further double bedrooms (1 with fitted wardrobes) and a bathroom.

Other interior features of note include a gas fired central heating system, double glazing and the residue of a 10 year structural warranty.

Outside

A double width driveway provides parking and access into an integral single garage with both power and light connected.

The rear garden has been impressively landscaped to feature a lawn, paved and decked seating areas and raised flower beds.

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

B

Council Tax

E - North Yorkshire Council

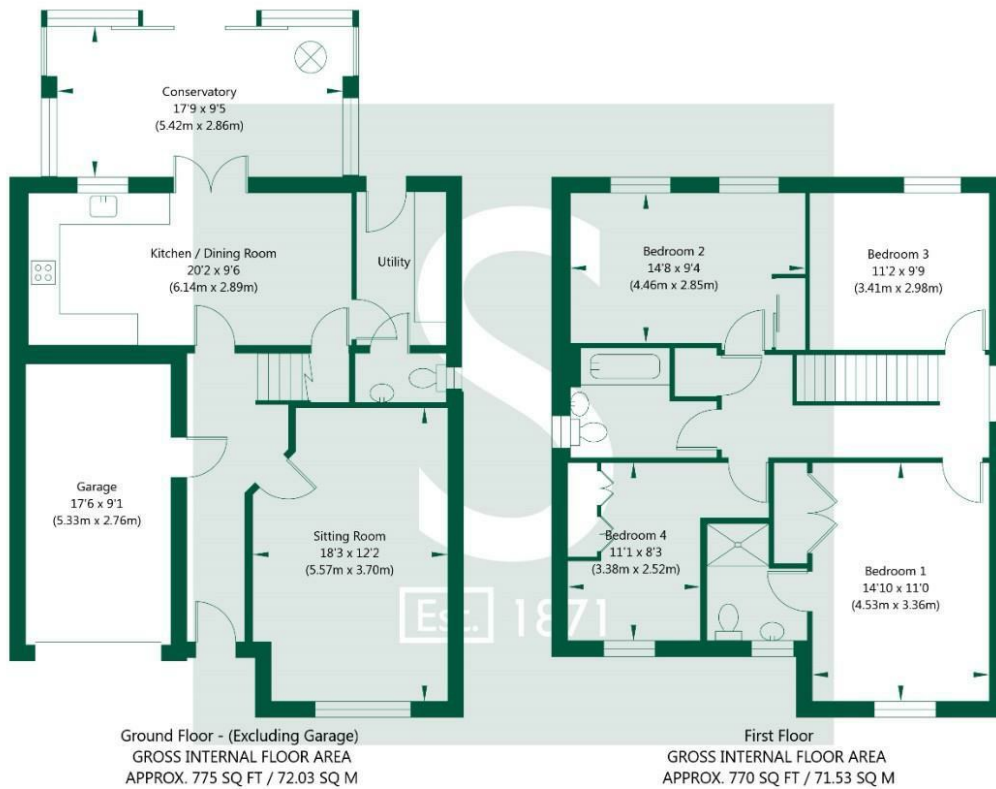
Current Planning Permissions

No current valid planning permissions

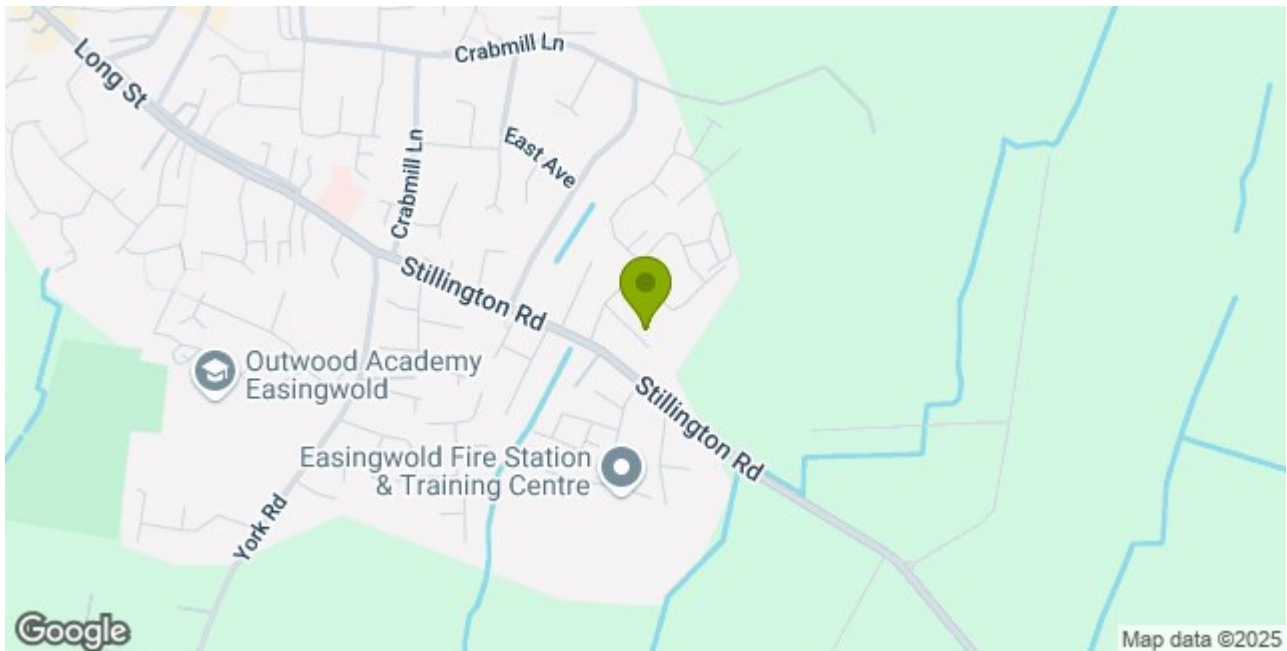
Viewings

Strictly via the selling agent - Stephensons Estate Agents, Easingwold

Partridge Road, York, York, YO61 3SB



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1545 SQ FT / 143.56 SQ M - (Excluding Garage)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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