



Easingwold, York Guide Price £439,995

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 ***

Follow Stephensons on your favourite social media platforms for exclusive video content, pre-market teasers, off market opportunities and a head start on other house hunters by getting to see many of our new listings before they appear online. Find us by searching for **stephensons1871**.



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 - 85

Council Tax

E - North Yorkshire Council

Current Planning Permissions

No current valid planning permissions

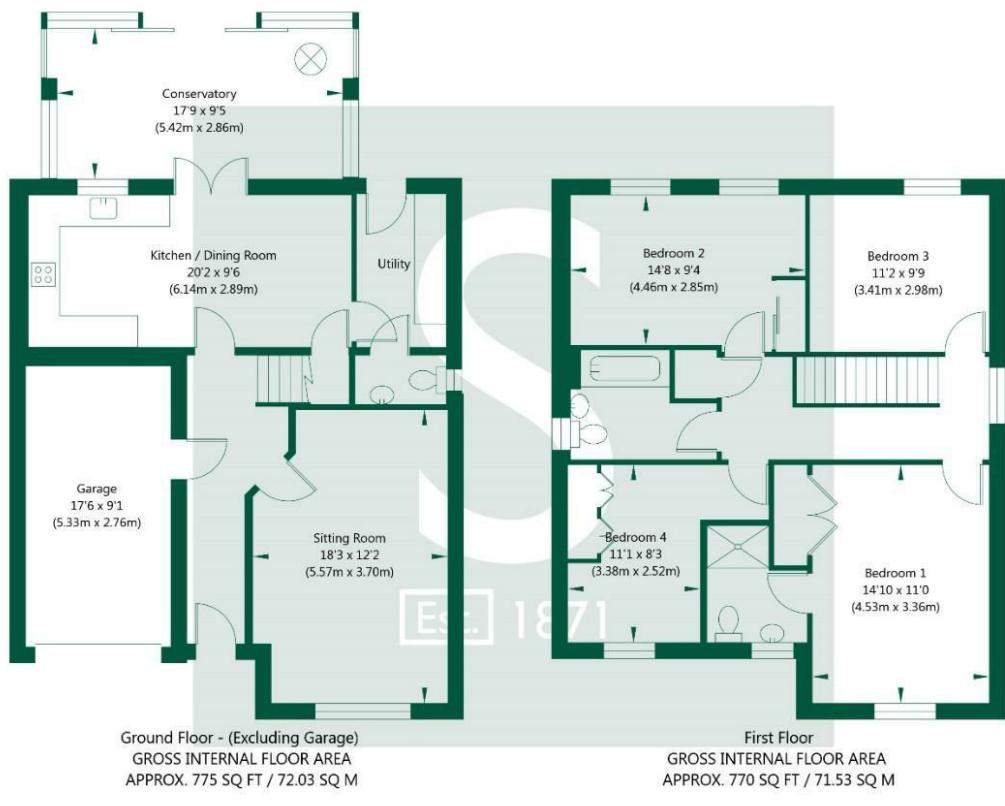
Imagery Disclaimer

Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

Viewings

Strictly via the selling agent - Stephensons Estate Agents, Easingwold



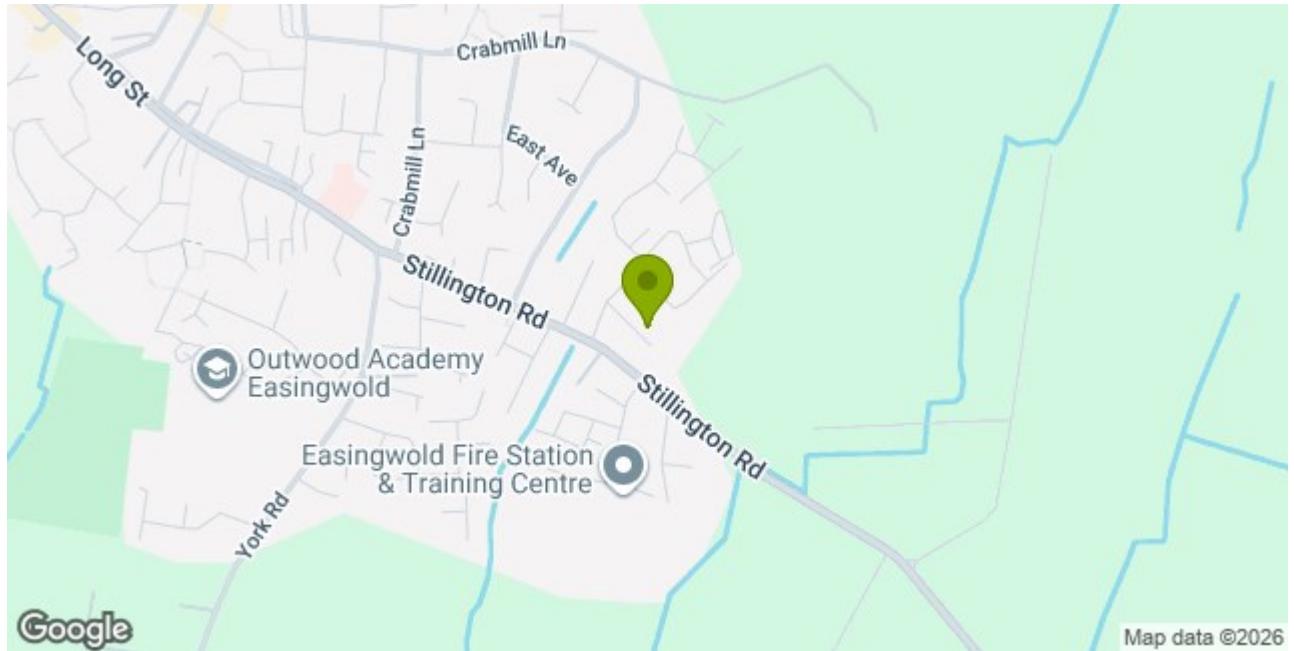


NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

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.

www.exposurepropertymarketing.com © 2025



Map data ©2026

Stephensons

York	01904 625533
Knaresborough	01423 867700
Selby	01757 706707
Boroughbridge	01423 324324
Easingwold	01347 821145
York Auction Centre	01904 489731
Haxby	01904 809900

Partners

J F Stephenson MA (cantab) FRICS FAAV
I E Reynolds BSc (Est Man) FRICS
R E F Stephenson BSc (Est Man) MRICS FAAV
N J C Kay BA (Hons) pg dip MRICS
O J Newby MNAEA
J E Reynolds BA (Hons) MRICS
R L Cordingley BSc FRICS FAAV
J C Drewniak BA (Hons)

Associates

N Lawrence

