

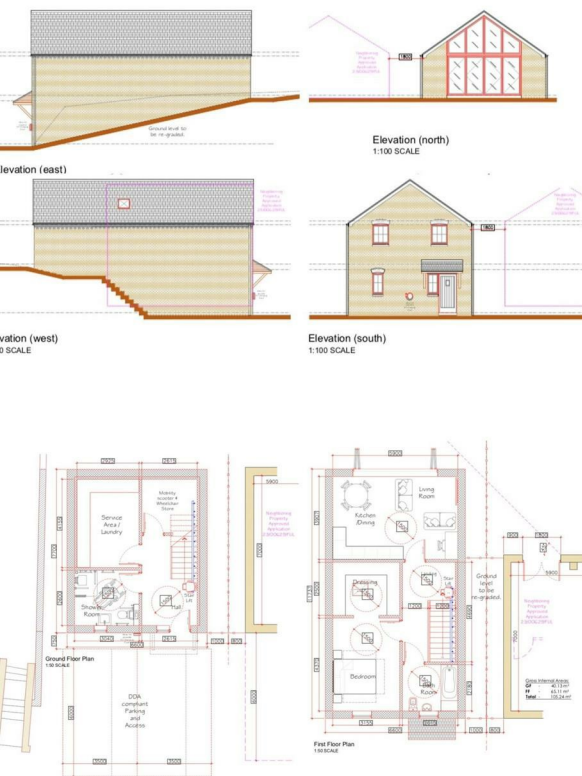


Uppleby, Easingwold Guide Price £600,000

An exciting combination of a stunning "new home" on Uppleby and single building plot on Back Lane. The house was rebuilt in 2024 & features luxurious living space across 3 floors, a south facing "lock up & go" rear courtyard and a larger than average rear garden that comes with planning approval to replace the existing garage with a new residential dwelling.

*** NO ONWARD CHAIN ***

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.



Property Overview

Located on a picturesque tree lined avenue within walking distance of Easingwold's bustling Market Place, this quite remarkable property was completely renovated, remodelled and extended in 2023 to provide around 1,325 sq ft of luxuriously appointed living space over 3 floors that include possibly the finest elevated views of Easingwold from the panoramic bi-folding windows in the 2nd floor principal bedroom suite.

The property also features double glazing, Cat 6 cabling throughout and a new gas fired central heating system that includes underfloor heating on the ground floor and radiators on both the first and second floors.

Planning Overview

Planning permission was granted by North Yorkshire Council on 4th March 2024 for a "new detached dwelling in garden plot" that will provide approximately 1,133 sq ft (105.25 sq ft) of living space over 2 floors.

Planning Reference - ZB23/01703/FUL

An electronic copy of the approved plans are available from the selling agent upon request or they can be viewed online through North Yorkshire Council's open access portal.

Please also note that the proposed development is liable under the Community Infrastructure Levy Charging Schedule. Details of the charging schedule are available on the council website at www.northyorks.gov.uk

Ground Floor

The extended underfloor heated ground floor living space features an entrance hall, snug and an impressive 24'7" (7.49m) long dining kitchen and living area that features 2 roof lanterns with remote control sun screens and bi-folding doors opening out into a fabulous part walled south facing courtyard. The kitchen provides a range of contemporary base and wall storage cupboards complemented by 30mm thick "Charcoal Marble" quartz worktops incorporating a dining bar and preparation peninsular plus a waste disposal unit, Quooker boiling water tap and a range of Miele integrated appliances to include induction hob with down draft extractor, eye-level twin ovens and grill, dishwasher and a full height fridge.

The ground floor also includes a cloakroom/wc and a useful utility room with integrated full height freezer washing machine & dryer.

First Floor

The first floor features a generous storage cupboard and doors leading off into 2 bedrooms and a stylish house bathroom with heated towel rail and mist free mirror.

Second Floor

The 2nd floor features a quite astonishing principal bedroom suite that includes a spacious dressing room/home office, luxurious en-suite bathroom with contemporary bathtub, fantastic walk-in shower plus magnificent rooftop views across Easingwold and the Vale of York beyond courtesy of a box bay dormer window with a multi function bi-folding window.

Outside

Leading off the dining kitchen and living space, bi-fold doors open out onto a delightful south facing "lock up & go" courtyard and a gated pedestrian right of way across a neighbouring garden (No.25) leads to the 30m long formal rear garden area of No.23 which leads down to a garage and parking space on Back Lane. It should be noted that the rear garden is currently overgrown and in need of landscaping.

Please also note that there is a pedestrian right of way in favour of No.25 to access their rear garden and property off Back Lane.

Room Dimensions & Floor Plan

Please note that the room measurements and floor plans have been taken from the developers original working drawings and therefore are subject to change, not necessarily to scale and are provided purely for guidance only.

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

C - North Yorkshire Council

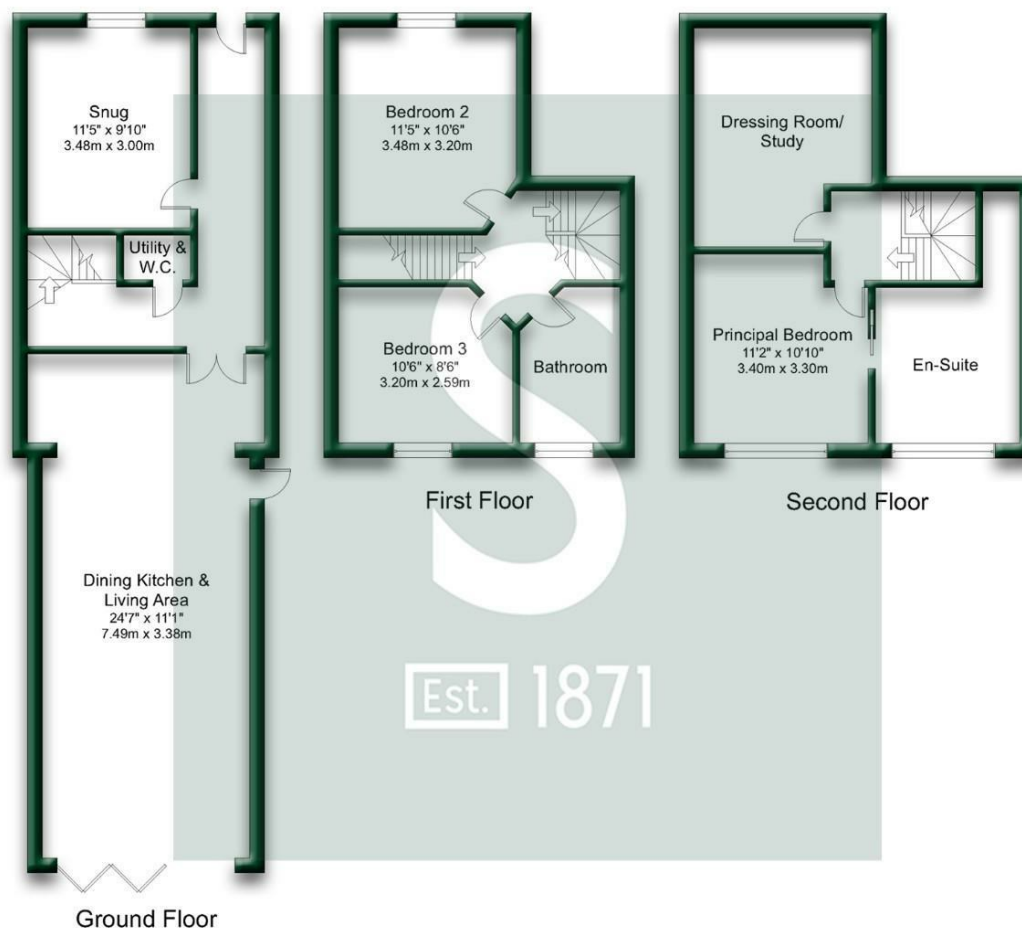
Current Planning Permissions

Planning Reference - ZB23/01703/FUL

Viewings

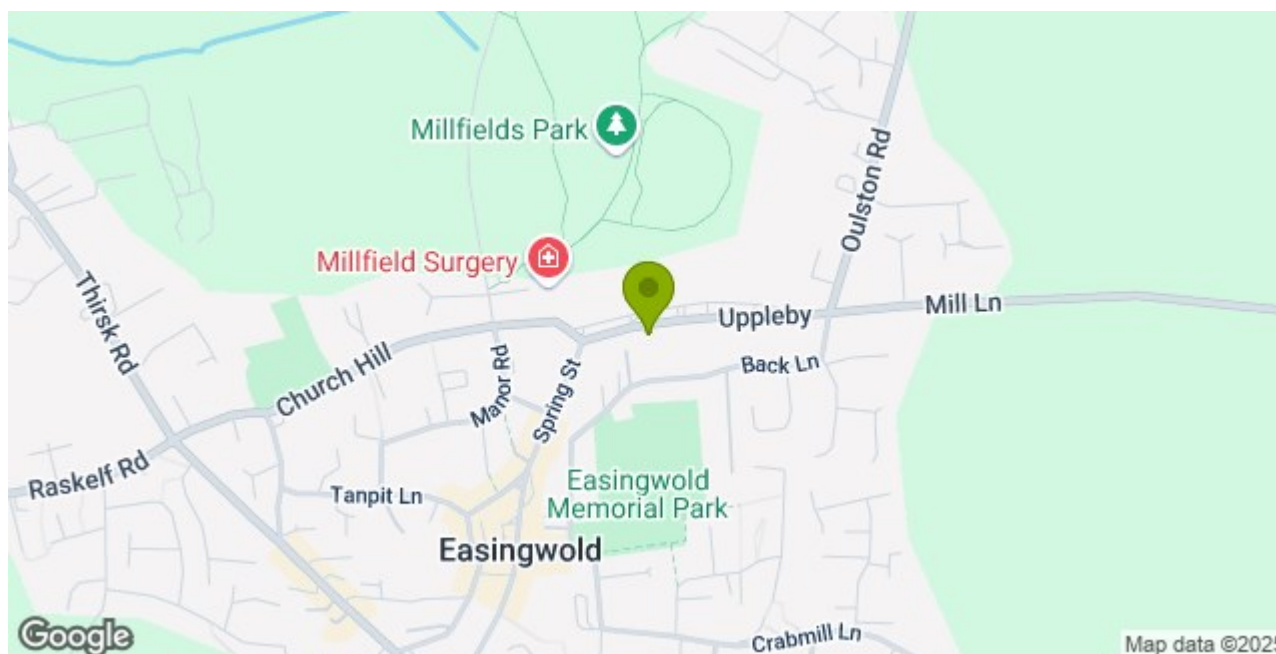
Strictly via the selling agent - Stephensons Estate Agents, Easingwold





Gross internal floor area (approx.): 123 sq m (1,324 sq ft)

Not to Scale. Copyright © Apex Plans.



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

