



## Easingwold, York Guide Price £725,000

A stylish and spacious 4 bedroom detached property in a desirable residential location on the rural fringes of Easingwold. Comprehensively upgraded and restyled in 2024, the property provides around 1,683 sq ft of beautifully presented living space, complemented by delightful front and rear gardens plus a detached double garage with planning consent to convert into a 1 bedroom annex.

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### Inside

An impressive reception hall with central staircase, cloaks cupboard and oak flooring leads off into a cloakroom/wc, study, snug (both with front garden views) and a 17'4" (5.28m) long living room with wood burning stove (2024) and double doors opening out into the rear garden. The stunning dining kitchen was restyled in 2024 to feature oak worktops, integrated appliances (dishwasher, 5 ring gas hob, eye-level oven and grill) and a range of base storage cupboards, complemented by oak flooring, double doors off the dining area opening out into the rear garden and a fabulous utility room with further oak worktops, integrated microwave, freestanding appliance space and a door out to the side of the property.



The spacious first floor landing enjoys rooftop views and woodland glimpses and leads off into a generous primary bedroom with built-in wardrobes and an en-suite bathroom with both bath and separate walk-in shower, guest bedroom with en-suite shower room, 2 further double bedrooms and an attractively appointed house bathroom.

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

### Outside

The pretty front garden has recently been landscaped to provide an idyllic haven and a gated driveway provides parking and access up to a generous area of hardstanding and a detached double garage which comes with planning permission in place to convert into an annex.

The delightful rear garden enjoys a high degree of privacy and features 2 separate lawned areas with established borders and mature boundaries, complemented by a paved seating area and a timber built storage shed.



### Tenure

Freehold

### Broadband Coverage

Up to 76\* Mbps download speed

\*Download speeds vary by broadband providers so please check with them before purchasing.

### Services/Utilities

Mains gas, electricity, water and sewerage are understood to be connected.

### EPC Rating

D - 65

### Council Tax

F - North Yorkshire Council

### Current Planning Permissions

Planning permission to convert the garage into a dwelling (annex) was granted by North Yorkshire Council on 12th August 2024 with a condition that it shall not be occupied other than as ancillary accommodation to the use of the main dwelling known as 24 Larch Rise.

Planning Reference - ZB24/01244/FUL

Electronic copies of the approved plans and conditions outlined within the Decision Notice are available from the selling agent upon request or 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](http://www.northyorks.gov.uk)



### Imagery Disclaimer

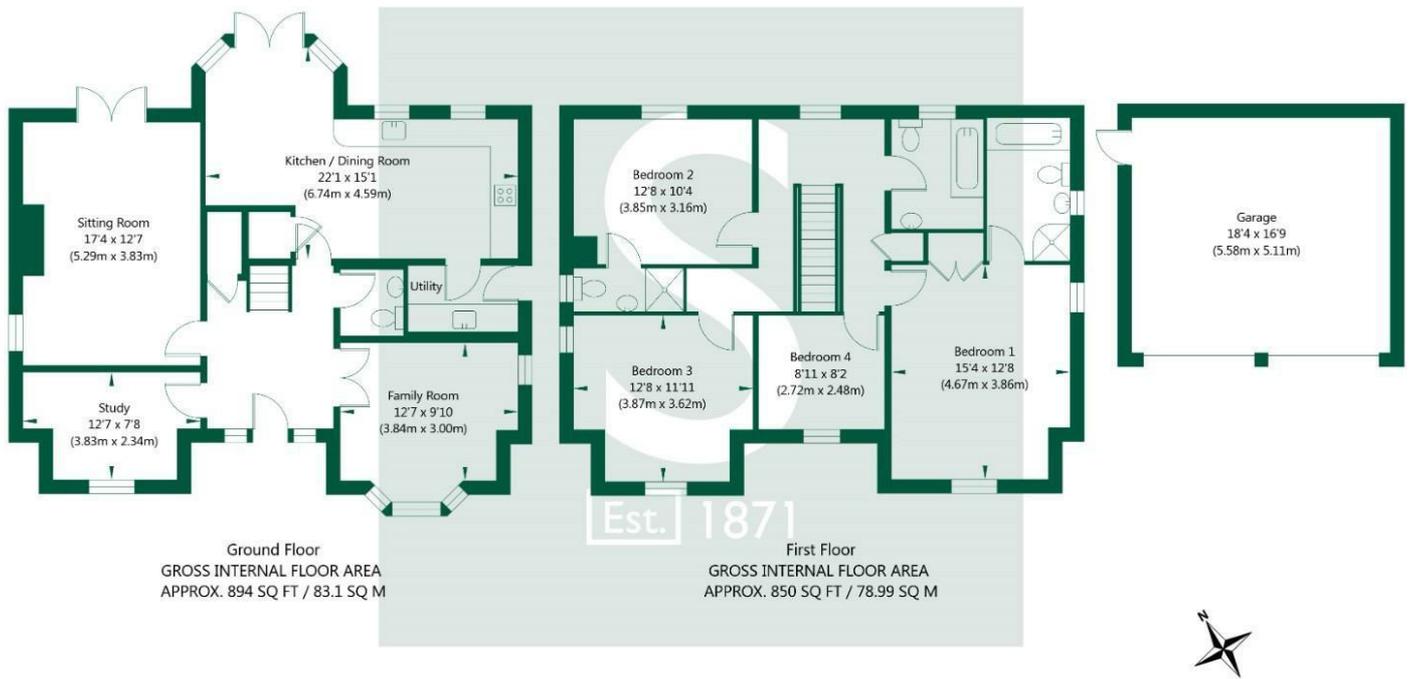
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### Viewings

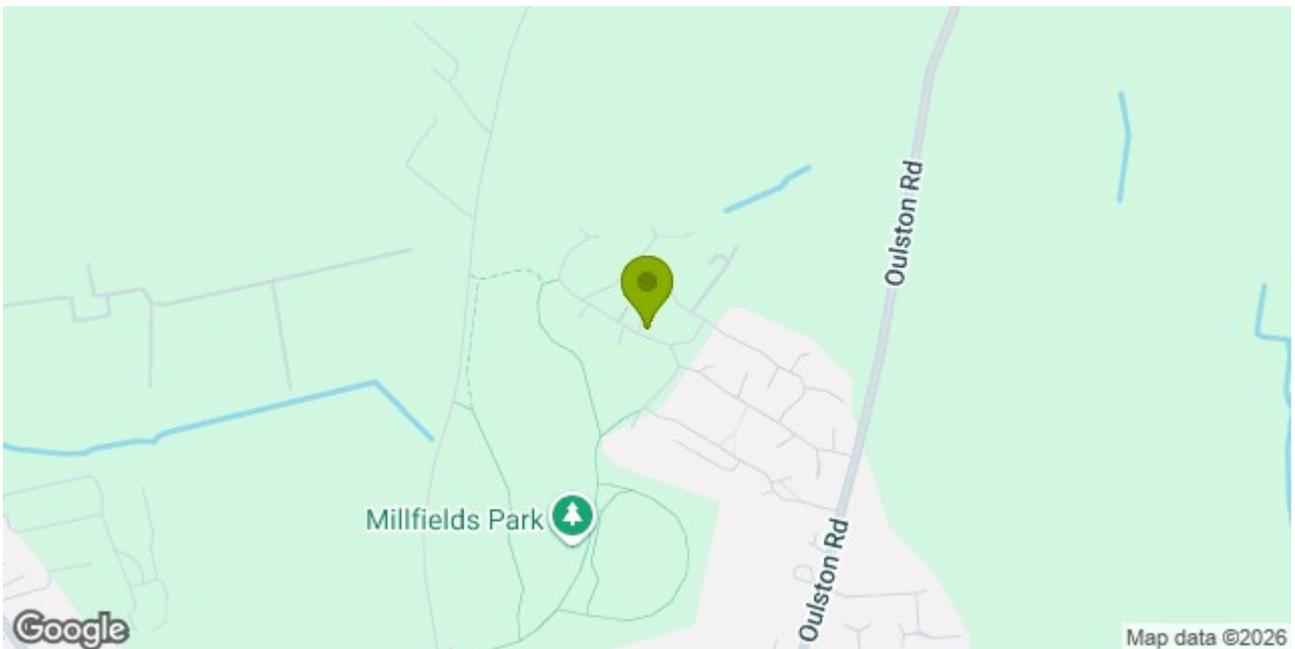
Strictly via the selling agent - Stephenson's Estate Agents, Easingwold



Larch Rise, Easingwold, YO61 3RZ



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1744 SQ FT / 162.09 SQ M - (Excluding Garage)  
 All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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