



## Drovers Court, Easingwold, Guide Price £220,000

An opportunity cosmetically update and generally improve a 3 bedroom semi-detached property located on the rural fringes of Easingwold. The property currently provides a sitting room, dining kitchen and a first floor bathroom complemented by gardens to both front and rear as well as a brick built single garage.

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

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### Inside

An entrance lobby opens into a sitting room with a fitted gas fire and a staircase rising to the first floor. The 14'4" (4.37m) long dining kitchen has a double glazed door opening out into the rear garden and a kitchen area that presents a buyer with an opportunity to update, replace and restyle the original 1990's units.

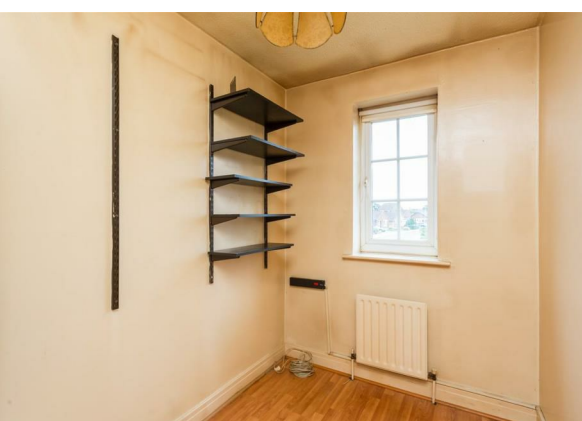
The first floor landing leads off into 3 bedrooms and a bathroom which presents a further opportunity for a buyer to update, replace and restyle the original 1990's suite.

Other internal features of note include double glazing and the original gas fired central heating system to radiators.



### Outside

The front garden is open plan in design and the enclosed rear garden provides a lawn, patio and a paved pathway leading down to a pedestrian gate allowing access on to the driveway and a brick built single garage.



### Tenure

Freehold

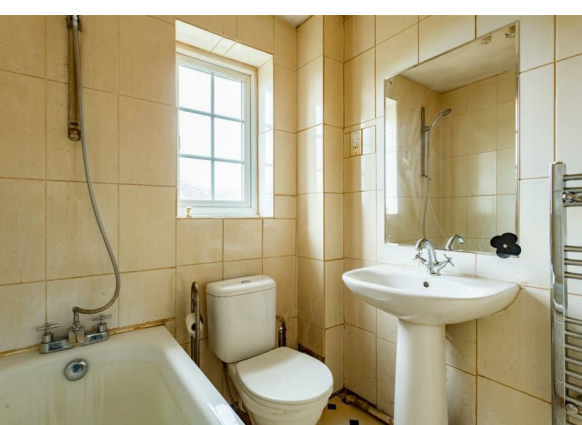
### Services/Utilities

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

### Broadband Coverage

Up to \* Mbps download speed

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



### EPC Rating

D

### Council Tax

C - North Yorkshire Council

### Current Planning Permissions

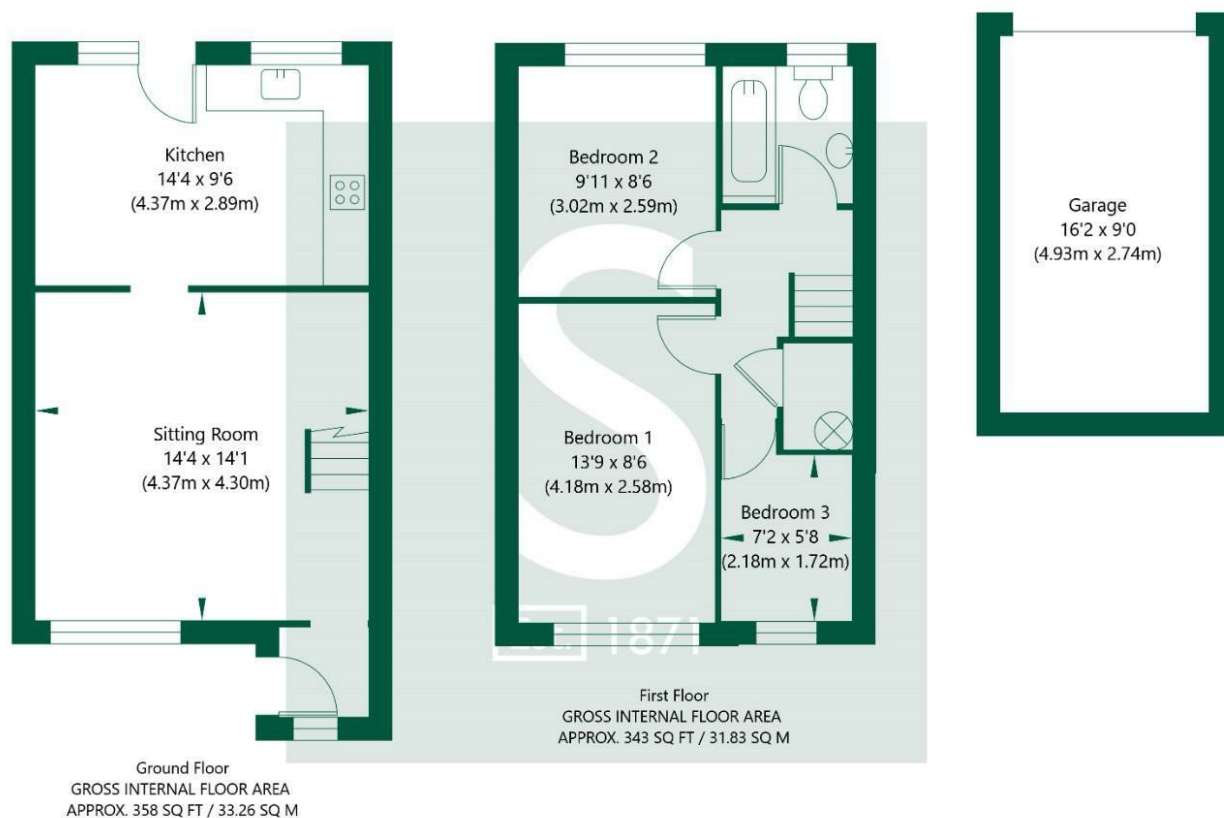
No current valid planning permissions

### Viewings

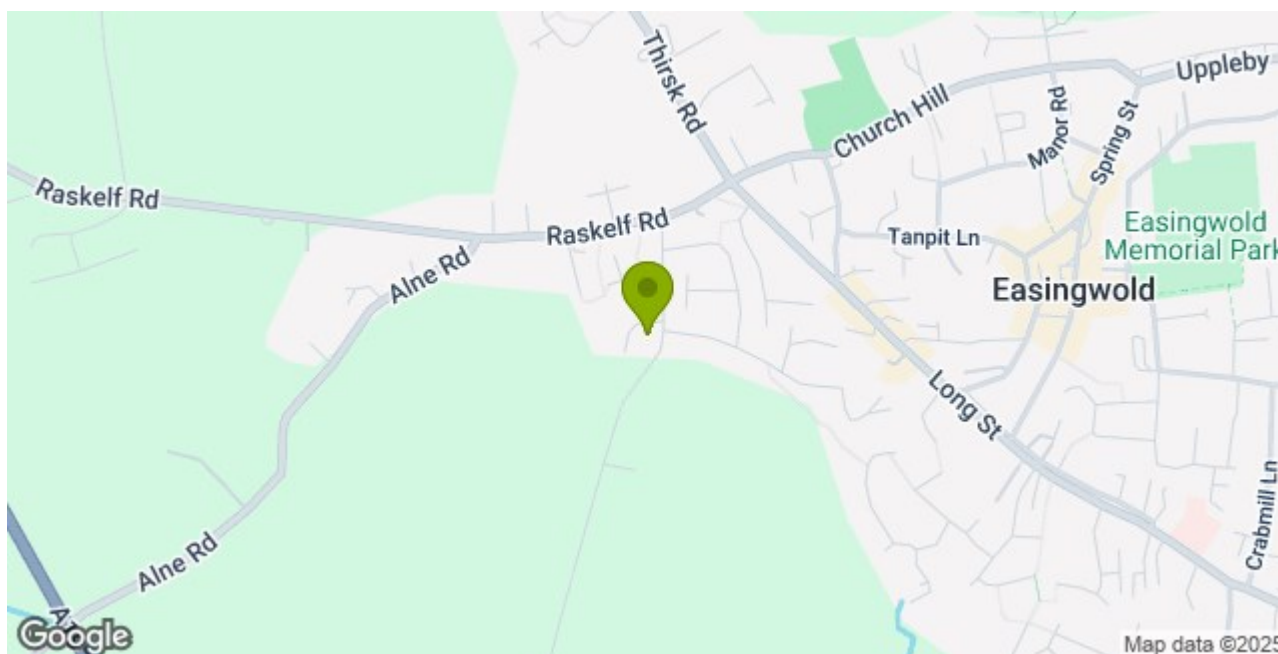
Strictly via the selling agent - Stephensons Estate Agents, Easingwold



# Drovers Court, Easingwold, York, YO61 3NP



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 701 SQ FT / 65.09 SQ M - (Excluding Garage)  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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