



Easingwold, York Guide Price £400,000

A fabulous 4 bedroom detached property enjoying an enviable cul-de-sac position and featuring an impressive orangery with underfloor heating, living room, dining kitchen and utility room, complemented by an en-suite shower to the principal bedroom, integral storage garage and workshop and a beautifully landscaped south facing rear garden.

*** EXTENDED GROUND FLOOR LIVING SPACE ***

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 entrance hall with staircase leads into a living room with contemporary remote control fire and double doors opening into a stylish 18'4" (5.59m) long dining kitchen that features granite worktops with dining bar, base and wall storage cupboards, complemented by a built-in gas hob and a fan assisted electric oven and grill, freestanding appliance space and a walk-in pantry. Leading off the dining area is a fabulous south facing orangery with underfloor heating, self-cleaning glass in the roof lantern and double doors opening out into the delightful rear garden.

The ground floor also features a useful utility room, cloakroom/wc and a personnel door into the integral garage which has been sub divided to create a bike store and a workshop.

The first floor landing leads off into a principal bedroom with rural glimpses, fitted wardrobes, dressing table and en-suite shower room, 3 further bedrooms (1 with fitted wardrobes) and a house bathroom with a shower over the bath.

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

Outside

The low maintenance front garden is open plan in design and a double width driveway provides parking and access into the integral single garage.

The beautifully landscaped south facing rear garden features a lawn, al-fresco dining area and a timber built storage shed.

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

E - North Yorkshire Council

Current Planning Permissions

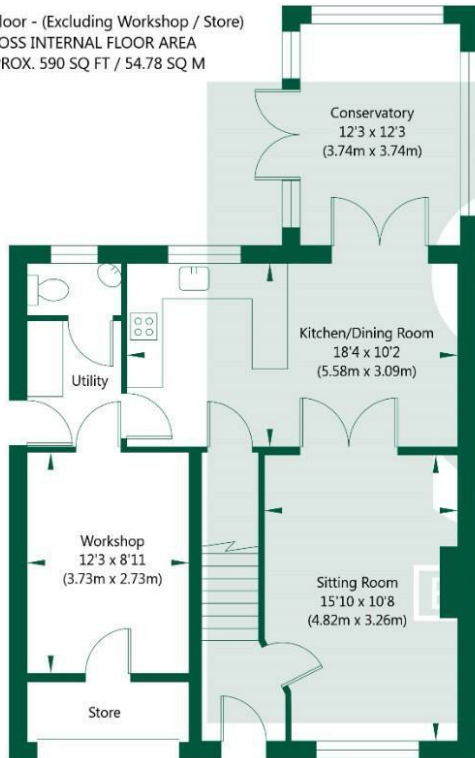
No current valid planning permissions

Viewings

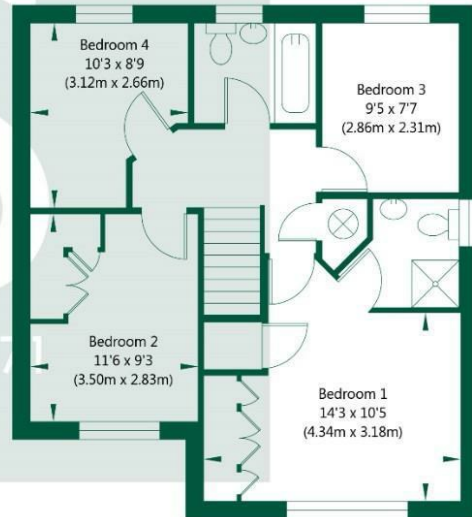
Strictly via the selling agent - Stephensons Estate Agents, Easingwold

Low Medstone Drive, Easingwold, York, YO61 3GJ

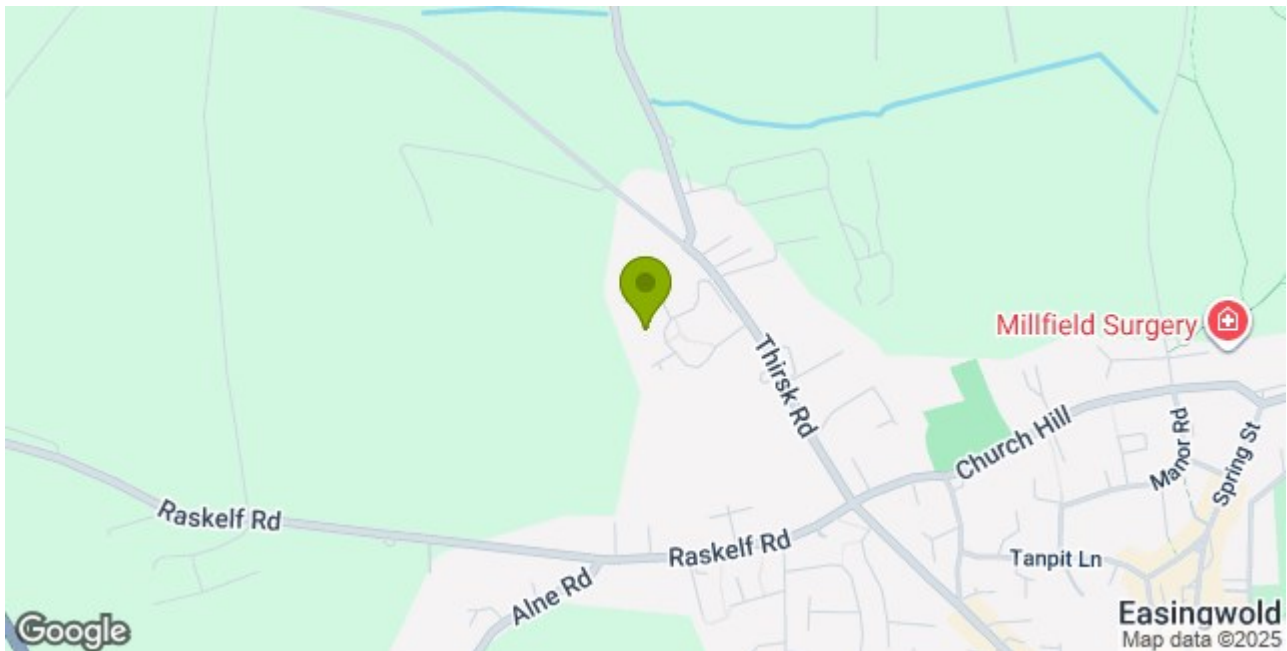
Ground Floor - (Excluding Workshop / Store)
GROSS INTERNAL FLOOR AREA
APPROX. 590 SQ FT / 54.78 SQ M



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 586 SQ FT / 54.46 SQ M



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1176 SQ FT / 109.24 SQ M- (Excluding Workshop / Store)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
www.exposurepropertymarketing.com © 2025



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

