



Rivington House

Spring Street, Easingwold, York, YO61 3BL



Robin Jessop

An Elegant Five Bedroom Detached House with Private Gardens and Large Garage

- Substantial Detached Property
- Five Double Bedrooms
- Four Reception Rooms
- Large Private Gardens
- Detached Garage with Studio Above
- Secluded Town Centre Location
- Beautifully Finished Throughout
- Guide Price: £795,000

SITUATION

A19 Trunk Road 1 mile, Raskelf 2 miles, Thirsk 9 ½ miles, Boroughbridge 11 miles, York 15 miles (all distances are approximate).

Rivington House is located close to the centre of Easingwold, within walking distance of the market place. Easingwold is a popular and thriving market town with a wide range of independent shops and facilities together with both primary and secondary schools.

DESCRIPTION

The property comprises a stunning five-bedroom detached family house, together with gardens to the front and rear. The property is very well presented and appointed to exacting standards. It is fully double glazed with UPVC sash windows to the front and casement windows to the rear which were all replaced in 2018/2019 along with the front and back doors.

The property is entered into via a useful porch which leads into a welcoming entrance hall with the stairs leading up to the first floor. The accommodation flows well and there is a total of four reception rooms including two sitting rooms, one of which has a multi fuel stove set within a stone surround. There is a conservatory with direct access to the gardens and Velux windows which allow plentiful light and a dining room which can be accessed via the second sitting room of the kitchen.

The kitchen diner has recently been fitted with modern base and wall mounted units with granite worktops. The kitchen is further complemented by a range cooker and 2 x inset sink



units with views over the rear garden. Usefully, there is also a separate utility room which is plumbed for a washing machine and has further storage units.

To the first floor there are three bedrooms, two of which have the benefit of an ensuite. The third bedroom has a Juliet balcony and has the use of the family bathroom.

The second floor comprises of a further two double bedrooms and a family room with shelving. One of the bedrooms has the benefit of an ensuite with bath, wash basin, WC and bidet. The family room is very light with four velux windows and a round porthole window central to the room. This makes a perfect space for use as a principal suite or would also be suited to independent living for a dependant relative or an older child/children wanting their own space.

Externally, to the front of the property is an enclosed lawned garden with borders of mature shrubs and plants. The rear garden has a large terrace with veranda area which makes it ideal for al-fresco dining. There is also an area of lawn, a shed, greenhouse, log and bin store and useful vegetable plot.

The garage is at the bottom of the garden and is deceptively spacious and has an electric door and a further workshop area to the rear. The garage is fully equipped with electricity and services. Above the garage is a living area which is currently used as an office space. The room also has the benefit of a shower room with a walk-in shower, WC, wash basin and extractor fan. Externally the garage and office are set in a generous garden and decking area. In view of the nature of this part of the property, it is reasonable to assume that it also has potential for conversion into a separate residential dwelling with (subject to obtaining necessary planning consent).

GENERAL REMARKS & STIPULATIONS

VIEWING

Strictly by Appointment with Robin Jessop Ltd – Telephone 01969 622800 or 01677 425950.

OFFERS

All offers must be confirmed in writing. We will NOT report any verbal offer unless it is confirmed in writing.

METHOD OF SALE

The property is initially being offered for sale by Private Treaty. However, we reserve the right to conclude the sale by any other means at our discretion.

TENURE

Freehold with vacant possession.



MONEY LAUNDERING REGULATIONS

Please note that if you are the successful purchaser it is now a legal requirement for you to provide 2 forms of ID. This will need to be provided personally in our office where we can take copies of both this and proof of funds, which we also require to comply with Money Laundering Regulations.

WHAT3WORDS

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BOUNDARIES

The boundaries of the property are shown edged red on the plan within this brochure.

FIXTURES & FITTINGS

Only those fixtures and fittings described within this brochure are included in the sale.

COUNCIL TAX

Band F.

CONSERVATION AREA

Please note that the property is within the Easingwold Conservation Area.

SERVICES

Mains electricity. Mains Water. Mains Drainage. Gas Central Heating. Broadband connection available.

LOCAL AUTHORITY

North Yorkshire Council, Police Station, Church Hill, Easingwold, York, YO61 3JX



Rivington House, Spring Street, Easingwold, York, YO61 3BL

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



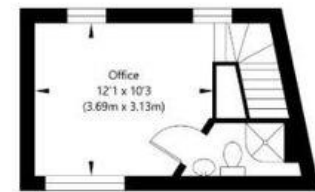
Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 1136 SQ FT / 105.58 SQ M



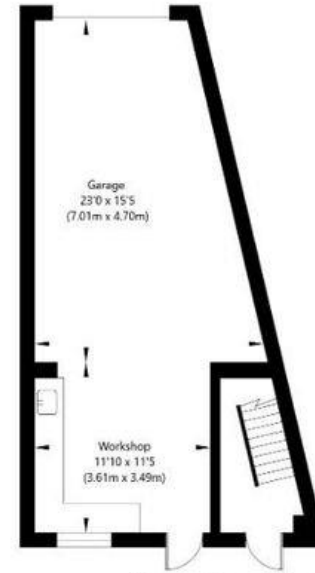
Second Floor
GROSS INTERNAL FLOOR AREA
APPROX. 661 SQ FT / 61.45 SQ M



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 658 SQ FT / 61.09 SQ M



Annexe First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 173 SQ FT / 16.12 SQ M



Annexe Ground Floor
(Excluding Workshop & Garage)
GROSS INTERNAL FLOOR AREA
APPROX. 49 SQ FT / 4.52 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY APPROXIMATE GROSS INTERNAL FLOOR AREA

Main House - 2455 SQ FT / 228.12 SQ M
Annexe - 222 SQ FT / 20.64 SQ M - (Excluding Garage & Workshop)
Total - 3123 SQ FT / 290.19 SQ M - (Including Garage & Workshop)

All measurements and fixtures including doors and windows are approximate and should be independently verified.

Robin Jessop Ltd
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