

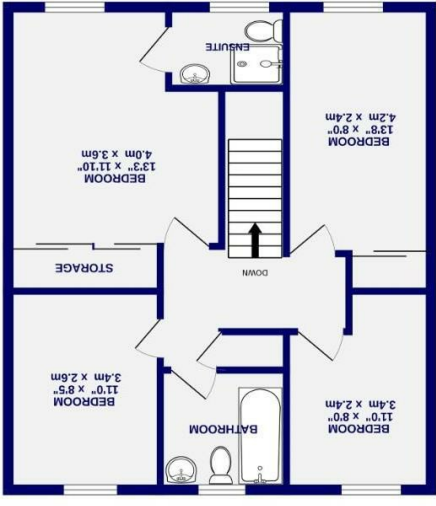
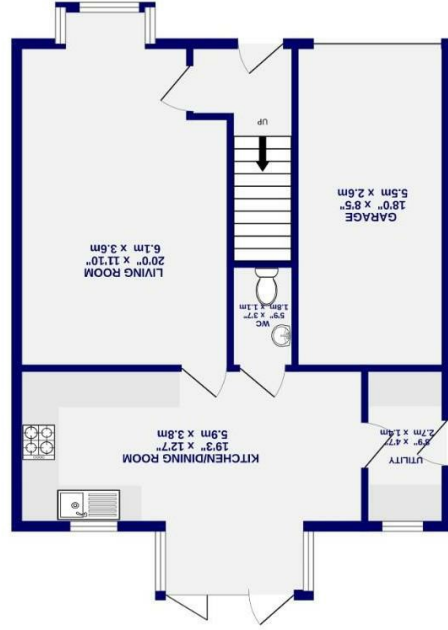
These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any statements contained in these particulars are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the property on behalf of the vendor.

- EPC - B
- Gardens To Rear
- Garage & Parking
- 2 Bathrooms & Cloakroom
- Open Plan Dining Kitchen
- 4 Bedrooms
- Modern Detached Family House

Freehold  
Council Tax Band - E

# Abbott Close Easingwold, York YO61 3QY

When every attempt has been made to ensure the accuracy of the floorplans, measurements of rooms and any other areas the purchaser is invited to check the measurements in person at the property. This plan is illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability. Please visit [www.ashtons.net](http://www.ashtons.net) for more information.



1ST FLOOR  
626 sq. ft. (58.2 sq.m.) approx.

GROUND FLOOR  
678 sq. ft. (63.0 sq.m.) approx.





Abbott Close  
Easingwold, York  
YO61 3QY

£390,000



We offer this modern four bedroom detached family house, forming part of this exclusive development within a short walk of the many facilities offered by one of the area most sought after market towns.

The town of Easingwold lies approximately 13 miles to the North of York city centre and is well served with a range of shops, Schools and local amenities as well as being set in beautiful picturesque countryside.

The property offers modern luxury 4 bedroom family living accommodation presented to an exceptionally high standard, with gardens to front and rear as well as an integral garage and off street parking for 2 cars.

There is a £200 contribution made towards the upkeep of the developments communal areas.

Council Tax Band- E

