

property on behalf of the vendor.

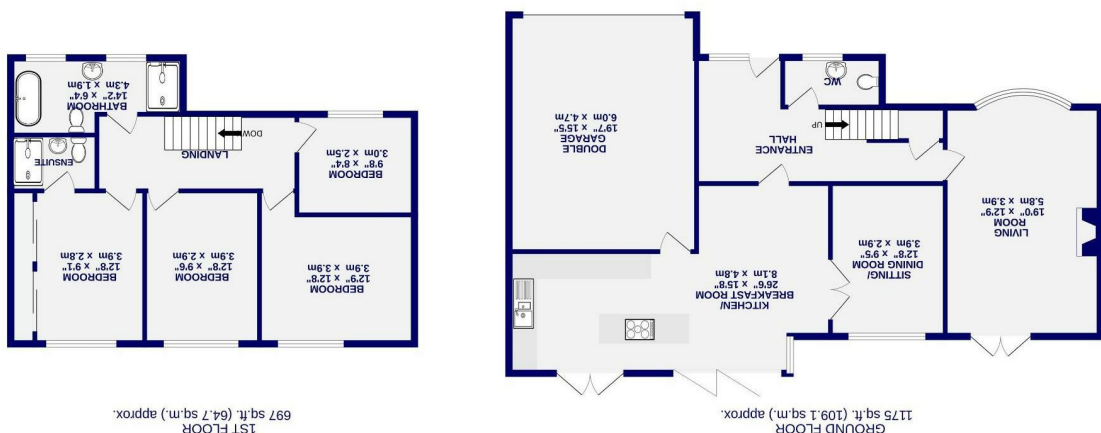
- Freehold
Council Tax Band - F

Y032 9S0



Whist every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. It included in the plan the gables/windows will form part of the overall floor area and no responsibility is taken for any error, omission or mis-statement. This plan is for 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.

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697 sq.ft. (64.7 sq.m.) approx.

Shilton Garth Close
Earswick, York
YO32 9SQ

£725,000

4 2

A rare opportunity in the heart of Earswick, The Nook is a secluded and exceptional property set within beautifully maintained grounds at the end of a quiet cul-de-sac. Offering a peaceful setting with picturesque riverside walks nearby, the home also benefits from excellent commuter links and access to highly regarded school catchments.

Lovingly maintained and thoughtfully updated by the current owners, the property showcases high-quality finishes and stylish improvements throughout.

The welcoming entrance hall leads into a spacious living room with French doors opening onto a charming rear seating area. The heart of the home is the stunning open-plan kitchen, dining, and living space, designed to impress. Bi-fold and French doors frame views of the garden and flood the room with natural light. The contemporary kitchen features sleek wall and base units, a central island, integrated Neff appliances, and elegant worktops. A cosy gas stove enhances the living area, while internal French doors connect seamlessly to the formal dining room. Also on the ground floor is a modern WC/cloakroom and convenient internal access to the double garage.

Upstairs, you'll find four generously sized double bedrooms. The impressive principal bedroom benefits from a stylish en-suite shower room, while the luxurious family bathroom features a freestanding roll-top bath, separate shower enclosure, vanity unit, and WC.

The grounds are truly outstanding, carefully landscaped with mature trees, shrubs, and richly planted borders. A delightful summer house overlooks an ornamental pond, creating a peaceful retreat within your own garden. To the front, a long graveled driveway offers ample parking and leads to a spacious double garage.

This is a superb family home offering generous living space and exquisite gardens in a sought-after location. Early viewing is strongly recommended to fully appreciate all that The Nook has to offer. Offered with no onward chain.

Council Tax Band F

