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ESTATE AGENTS

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Spring Street

, York, YO61 3BN

Offers Over £500,000



## Spring Street , York, YO61 3BN

STYLE - Georgian Semi Detached Home

HIGHLIGHTS - Versatile, Spacious Ground Floor Living, Super Sociable Breakfast Kitchen, Utility, Cloakroom. Three Doubles, Ensuite, Bathroom. Enclosed Courtyard. NO ONWARD CHAIN.

THREE WORDS - Space. Style. Setting!

### LOCATION LOCATION LOCATION!

A fabulous opportunity to acquire this impressive double fronted Georgian home, tucked away on Spring Street in the heart of sought after Easingwold, just a hop, skip and jump from the bustling Market Place. Offering approximately 1,900 sq ft of generous and versatile accommodation, this substantial home has been lovingly updated by the current owner, with extensive works carried out throughout – see Agents Note.

### STEP INSIDE

Step inside into a welcoming entrance hallway where the character of the home is immediately apparent. High ceilings, tiled flooring and an elegant staircase are all a wonderful nod to the Georgian era. The ground floor offers fantastic flexibility with a choice of reception rooms to suit a buyer's individual needs, including scope to create a ground floor bedroom with the potential to install a shower room if required.

The sitting room is a super size, flooded with natural light courtesy of the attractive bay window to the front elevation, creating a warm and airy living space. The dining room enjoys glazed French doors opening into a third reception room, ideal as a snug, playroom, home office or additional bedroom.

At the heart of the home is the sociable breakfast kitchen, perfectly designed for modern family living and entertaining. Fitted with an extensive range of base and wall mounted cupboards and drawers, complemented by generous work surface space, there is ample room to rustle up a feast for family and friends. There is also plenty of space for a dining table and comfy seating, making this a true hub of the home, with door leading out to the rear courtyard.

A useful utility room and cloakroom complete the ground floor accommodation.





## BEDROOMS

To the first floor is a bright and spacious landing with natural light flooding through the front facing window. The generous principal bedroom benefits from an extensive range of fitted wardrobes and drawers and leads through to an ensuite shower room. There are two further generous double bedrooms, both offering excellent proportions. The family bathroom is smartly appointed with panelled bath and shower over, pedestal wash hand basin and WC.

## OUTSIDE

Outside, the enclosed courtyard offers a blank canvas for buyers to create a wonderful outdoor entertaining space, perfect for summer BBQs with friends and family or simply relaxing after a busy day. There is also a useful brick store, there is also off street parking for two vehicles. Be sure to watch our video to see the potential this outdoor space has to offer.



Offered for sale with no onward chain, this super home will no doubt appeal to buyers looking for generous living space combined with a prime central Easingwold location, moments from the Market Place and all the amenities this thriving market town has to offer.

## AGENTS NOTE - WORKS CARRIED OUT

New boiler was fitted 2025. The Main roof replaced in February 2026, and the chimney repointed where necessary. The roof spaces were re-insulated 2026. The outside wall adjacent to the drive was mostly re-tanked and the bottom quarter replastered. The house was completely redecorated. External woodwork was repainted. A number of radiators have been replaced. Some electric sockets were rewired and replaced. The gas and electrics have all been tested. A number of internal doors were replaced.

Some of the marketing images have been digitally enhanced using AI technology to showcase the property's potential and possible future appearance. These images are for illustrative purposes only and should not be relied upon as an exact representation of the property in its current state.



## Floor Plan



## Viewing

Please contact our Emsley Mavor Estate Agents Office on 01347823579 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

