Crabmill Lane, York YO61 3DF

£215,000

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An exciting opportunity to acquire a well presented 2 bedroom semi-detached bungalow enviably positioned just 420 yards (385m) from Easingwold's bustling Market Place. Offered free of any onward chain, it occupies a corner plot with off-road parking while the large loft offers excellent scope for conversion and creation of further living space, subject to planning approval.

Tenure: Freehold
Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected
Broadband: Up to 1600 Mbps* download speed
EPC Rating: D - 66
Council Tax: B - North Yorkshire Council
Current Planning Permission: No current valid planning permissions

*Download speeds vary by broadband providers so please check with them before purchasing.

A spacious entrance hall with a practical storage cupboard welcomes you into this fabulous home, with doors leading into the principal living spaces.

The living room features a bay window overlooking the front garden and an attractive feature fireplace with ornate surround, raised hearth and coal effect electric fire.

The kitchen provides generous worktop space and a good range of modern base and wall storage cupboards, complemented by a stainless steel one-and-a-quarter bowl sink and drainer unit, built-in ceramic hob and an electric oven and grill. There is also space for freestanding appliances and a double glazed door provides direct access into the rear garden.

The sensibly separated sleeping accommodation comprises a principal bedroom overlooking the front garden, a further double bedroom with rear garden views and a well appointed bathroom comprising of a D-shaped bath with shower over and a screen, wash basin, WC and a heated towel rail.

Further features include gas fired central heating, double glazing and a drop-down ladder from the hallway providing access to an impressive 27'10" (8.48m) long, partially boarded loft storage space.

With an impressive 7'8" (2.34m) high apex, this substantial space offers excellent potential to convert and create up to approximately 226 sq ft of additional living accommodation, subject to the necessary planning consents.

Externally, the front garden is mainly laid to lawn with a block paved driveway providing off road parking.

Occupying a desirable corner plot, the property also benefits from further lawned gardens to the side and rear, together with a block paved seating area and a timber built storage shed.

AGENTS NOTE
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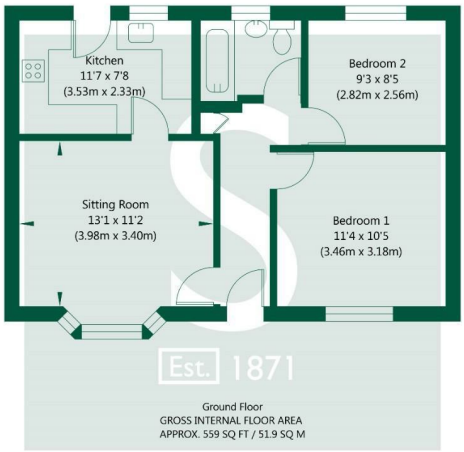

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 559 SQ FT / 51.9 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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