



Hurns Way, Easingwold

£535,000

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15 Hurns Way,
York YO61 3FR

Est. 1871

£535,000

An impressively presented 4 bedroom detached property, discreetly positioned within the highly regarded Oaklands development, built by Redrow Homes in 2015 and located on the rural fringes of Easingwold. Features include a stunning L-shaped 25' (7.62m) long dining kitchen and living room, stylish en-suite shower room, detached double garage and beautifully landscaped gardens.

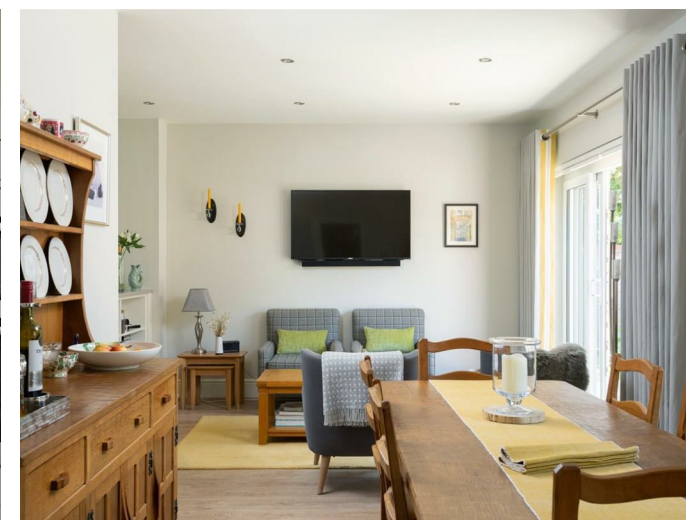
A welcoming reception hall with cloakroom/WC provides an inviting entrance to this wonderful modern home. From here, doors lead into a sitting room with an attractive feature fireplace and the stunning 25'0" (7.62m) long L-shaped dining kitchen and living area.

The high specification kitchen features Silestone worktops and an extensive range of base and wall storage cabinetry complemented by a pull-out larder unit and a comprehensive range of integrated appliances including a ceramic hob, eye-level double oven and grill, fridge/freezer and dishwasher.

The impressive open plan dining and living area provides tremendous flexibility and enjoys attractive views over the rear garden with generous sliding double doors opening onto a larger than average paved patio.

A practical utility room, featuring further Silestone worktops, attractive cabinetry, additional storage and access to the rear garden completes the ground floor accommodation.

The spacious first floor landing leads to a superbly appointed principal bedroom complete with built-in wardrobes and a stylish en-suite shower room. There are 3 further bedrooms, 1 of which benefits from fitted wardrobes, together with a superbly appointed house bathroom featuring a shower over the bath.



Tenure: Freehold
Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected
Broadband: Up to 1600 Mbps* download speed
EPC Rating: C - 79
Council Tax: F - North Yorkshire Council
Current Planning Permission: No current valid planning permissions

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



Other internal features of note include a gas fired central heating system and double glazing throughout.

Externally, a double width tarmac driveway provides generous off road parking and leads to a detached, brick built double garage measuring 18'6" x 18'6" and fitted with a remote control door.

The front garden is principally laid to lawn and enclosed by contemporary wrought iron railings enjoying an attractive open outlook over a thoughtfully landscaped water basin. Established by the developers in 2015, this landscaped setting provides an appealing natural backdrop, enhancing the property's sense of privacy and creating a particularly pleasant outlook.

The rear garden has been beautifully landscaped and enjoys a high degree of privacy, complemented by a delightful wooded backdrop. This idyllic outdoor retreat features an expansive paved seating terrace and meandering pathways leading through sculptured box hedging, deep, well stocked flowerbeds and an impressive selection of specimen shrubs, culminating in a charming south facing summerhouse perfectly positioned on the rear boundary.

AGENTS NOTE

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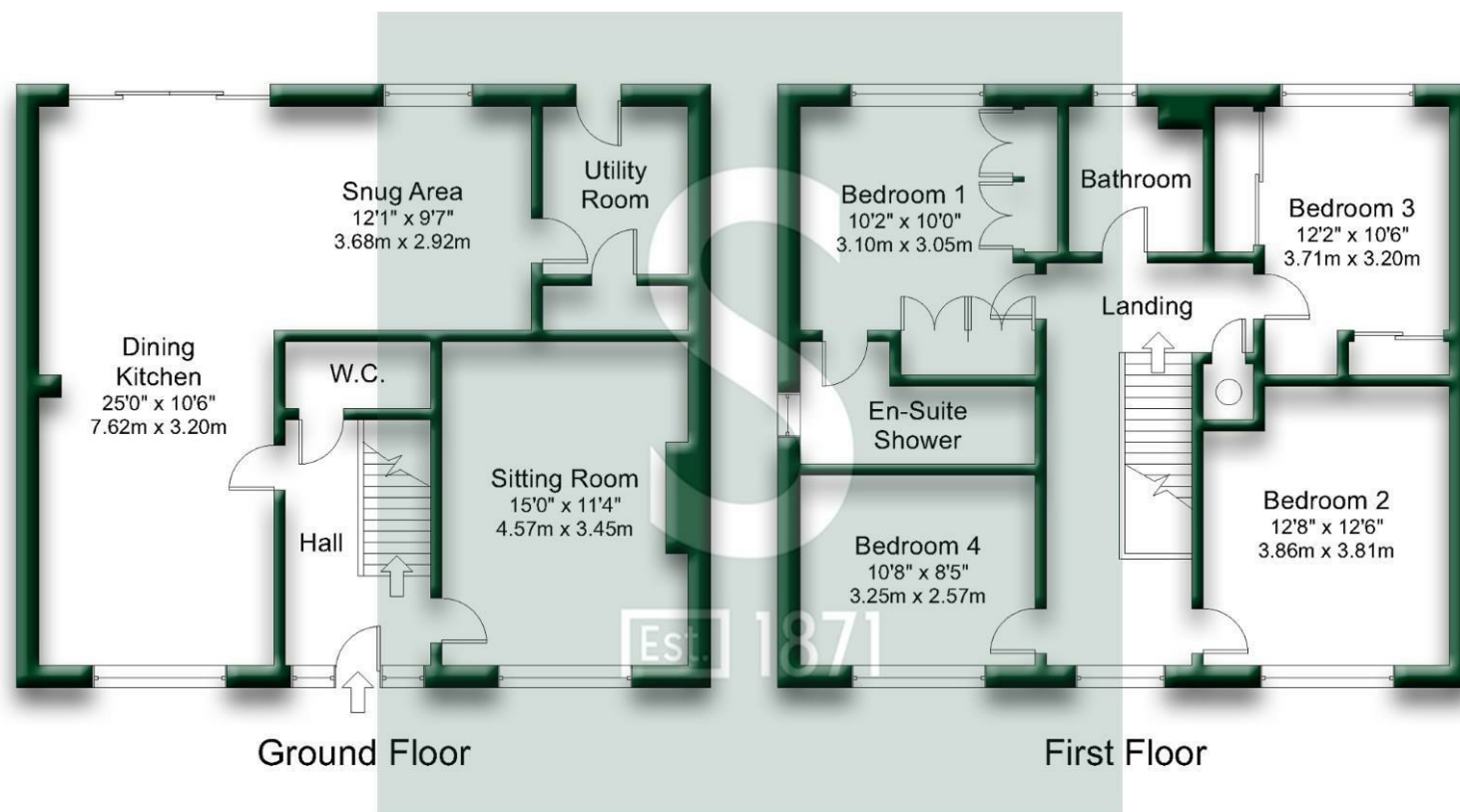
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Gross internal floor area (approx.): 138 sq m (1,485 sq ft) Not to Scale. Copyright © Apex Plans.