



## Easingwold, York Guide Price £250,000

A fabulous 2015 built property discretely positioned off Raskelf Road and featuring a kitchen with integrated appliances, sitting room with rear garden access, 3 bedrooms and a bathroom, complemented by 2 parking spaces, a brick built single garage and an enclosed rear garden.

\*\*\* NO ONWARD CHAIN \*\*\*

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### Inside

An entrance hall with cloakroom/wc leads off into a generous sitting room with double glazed double doors opening out into the rear garden and an attractively appointed kitchen that features a tiled floor, granite effect worktops, stainless steel single sink and drainer unit, base and wall storage cupboards plus a built-in oven and hob, integrated fridge/freezer and freestanding appliance space.



The first floor landing leads off into 2 bedrooms and a bathroom with the 3rd bedroom being located on the second floor.

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

### Outside

A block paved drive at the front of property provides parking for at least 1 vehicle, whilst a 2nd parking space is available immediately in front of this property's brick built single garage (with both power and light) which is located at the far left of the terrace of just 3 houses.



The enclosed rear garden features a lawn, paved seating area and a raised flowerbed border.

### Tenure

Freehold

### Services/Utilities

Mains gas, electricity, water and sewerage are understood to be connected.

### Broadband Coverage

Up to 1600\* Mbps download speed

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



### EPC Rating

C - 77

### Council Tax

B - North Yorkshire Council

### Current Planning Permissions

No current valid planning permissions

### Imagery Disclaimer

Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

### Viewings

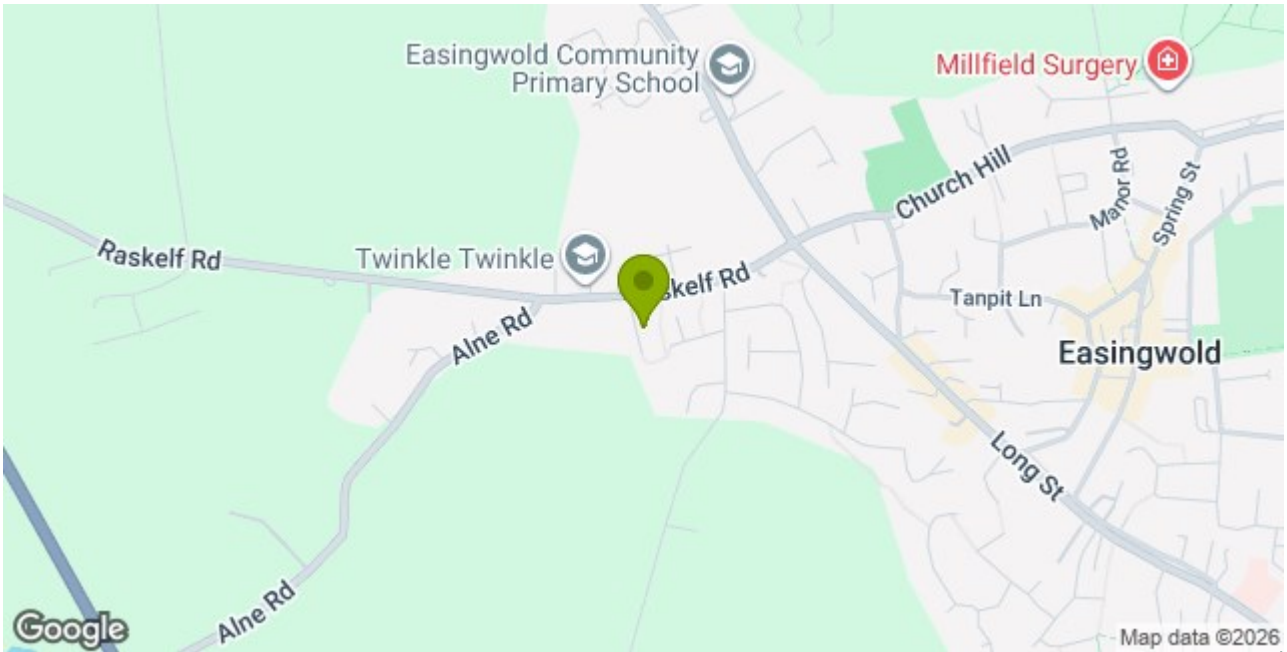
Strictly via the selling agent - Stephenson's Estate Agents, Easingwold



Station Cottages, Easingwold, YO61 3JY



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 840 SQ FT / 78.14 SQ M  
All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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