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ESTATE AGENTS

...your home is where our heart is



Uppleby

, Easingwold, YO61 3BQ

Price Guide £395,000



## Uppleby

, Easingwold, YO61 3BQ

STYLE - Period Terrace on Uppleby!

HIGHLIGHTS - High Ceilings, Period Features, Two Receptions, Three Generous Bedrooms, Lovely Bathroom, South Facing Garden.

THREE WORDS - Location. Living. Lifestyle.

### CHARMING VICTORIAN TERRACE ON UPPELBY

Nestled on the prestigious Uppleby in Easingwold, YO61, this delightful Victorian terrace offers a harmonious blend of period charm and modern convenience. Just a stone's throw from the vibrant Market Place, this home is perfectly positioned for those seeking the quintessential Easingwold lifestyle.

### STEP INSIDE

Step through the welcoming entrance hallway and be transported to a bygone era, where high ceilings, picture rails, and ornate fireplaces tell stories of the past. The sitting room, with its elegant bay window and fireplace with space for a wood burning stove, invites you to unwind in style. Adjacent, the dining room boasts built-in cupboards and a charming fireplace, with French doors leading seamlessly to the garden, perfect for entertaining or enjoying a quiet moment.

The galley kitchen is a cook's delight, fitted with all modern conveniences, ensuring meal preparation is a breeze.





## UPSTAIRS

Ascend to the first-floor landing, where two double bedrooms await, one featuring an exquisite ornate fireplace. A generous third single bedroom offers versatility, whether as a guest room or home office.

The bathroom is a sanctuary of relaxation, with a luxurious cast iron bath and a Velux window that floods the space with natural light

## OUTSIDE

Outside, the alfresco terrace beckons for summer dining, while the lawned garden provides a blank canvas for keen gardeners to cultivate a kitchen garden or create their own oasis. There is a useful outside store.

Practicality meets tradition with a shared access door for pedestrian use and wheelie bin storage, ensuring convenience without compromising on charm.

Offered with no onward chain, this beautifully styled home is ready for its next chapter. Don't miss the opportunity to make this enchanting Victorian terrace your own and enjoy the best of Easingwold living.

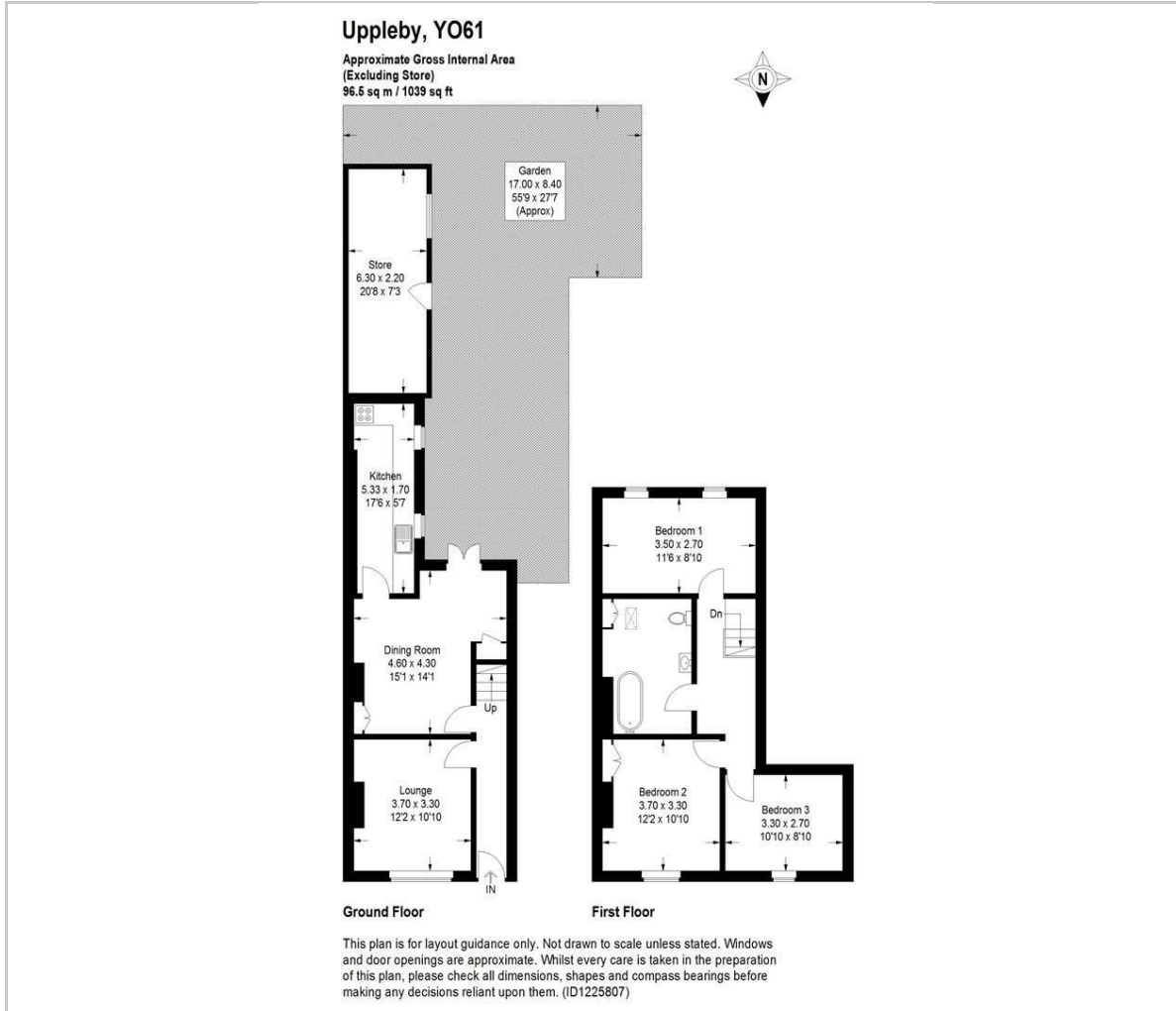
Arrange a viewing today and step into a world where history and modernity coexist in perfect harmony.

## AGENTS NOTE

To the righthand side of the garden, the neighbouring property has pedestrian access. There is a path which can be fenced. There is also pedestrian access from Back Lane.



## Floor Plan



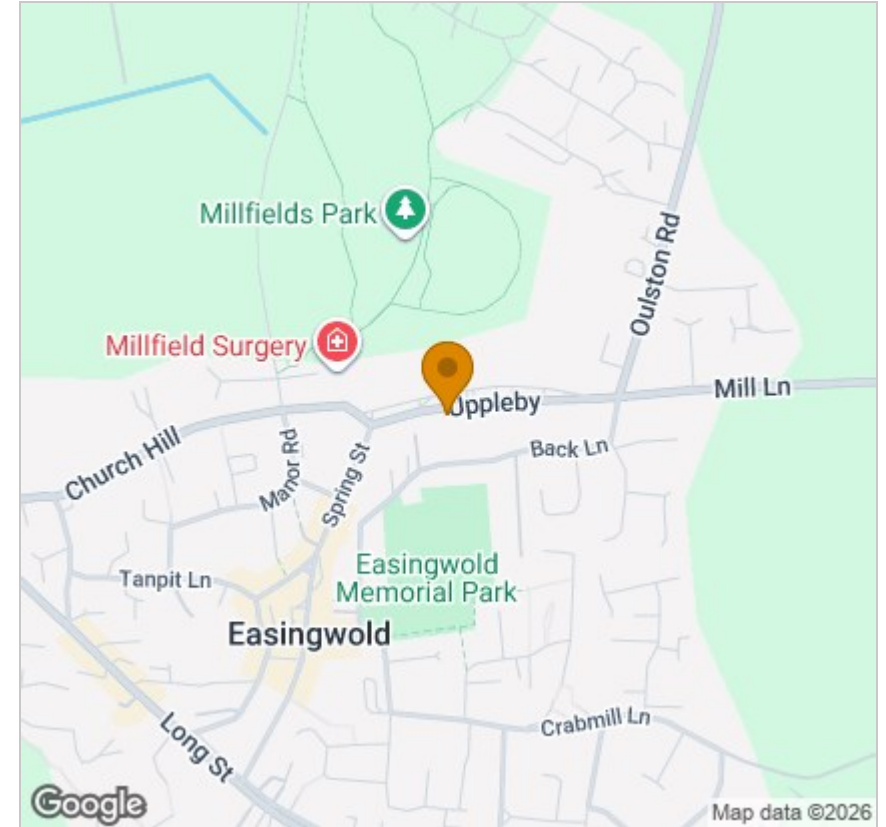
## Viewing

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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1 Tollbooth Building Market Place, Easingwold, North Yorkshire, YO61 3AB  
 Tel: 01347823579 Email: [info@emsleymavor.co.uk](mailto:info@emsleymavor.co.uk) <http://emsleymavor.co.uk>

## Area Map



## Energy Efficiency Graph

