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ESTATE AGENTS

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**York Road**

, Easingwold, YO61 3ED

Offers Over £500,000



# York Road

, Easingwold, YO61 3ED

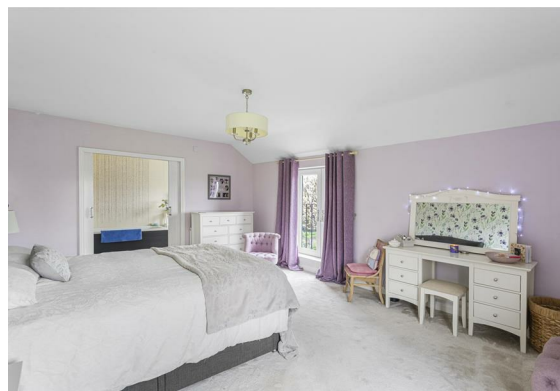
STYLE - Superbly Extended Semi Detached Home.

HIGHLIGHTS - Over 2000 Sq. Ft of Living, Light and Bright. Contemporary Open Plan Dining Kitchen. Four Bedrooms, Two Bathrooms. Commercial Space. Wonderful Gardens and Outbuildings

THREE WORDS - Versatile. Family. Space.

## SUPERB EXTENDED HOME

A substantial, extended family home enjoying open views and a generous plot on the edge of this ever-popular market town.





Positioned on the periphery of Easingwold, this beautifully renovated and significantly extended four-bedroom semi-detached home offers over 2,000 sq. ft. of versatile living space, thoughtfully designed for modern family life and perfect for entertaining.

This is truly a home that surprises at every turn — a Tardis in every sense.

The ground floor delivers a superb sense of space and flow, beginning with a welcoming, light-filled hallway leading to two generous reception rooms. The cosy sitting room centres around a feature open fireplace, creating a warm and inviting space to unwind, while the second reception room — currently a formal dining room — offers flexibility for family living.

Both rooms connect seamlessly to a glorious garden room, where sliding doors frame delightful garden views and bring the outside in — a perfect spot to relax or entertain.

At the heart of the home lies a contemporary open-plan dining kitchen — sleek, stylish and bathed in natural light. French doors open onto a paved patio, creating a sociable indoor-outdoor flow ideal for hosting. The kitchen is beautifully appointed with modern fittings, space for a Rangemaster cooker, a breakfast bar for casual dining, and a dedicated dining area overlooking the garden.

A separate utility room provides practicality, with access to the garden, and leads through to a commercial space — ideal for those looking to run a business from home, with its own private entrance.

Upstairs, the layout is both unique and incredibly versatile, with two staircases creating East and West wings.

The principal suite is a true WOW FACTOR — a private sanctuary within the home. Accessed via its own staircase, this indulgent space features a Juliet balcony, dressing room, and a luxurious contemporary en suite. Light, bright and beautifully proportioned, it offers a boutique hotel feel.

The second staircase leads to three further bedrooms and a stylish family bathroom, with one room currently used as a home office — perfect for modern working.

Outside, the gardens are simply exceptional — thoughtfully designed to enjoy throughout the day with multiple seating areas to follow the sun. Established borders, raised beds and a charming kitchen garden with fruit trees, greenhouse and chicken coop create a wonderful lifestyle setting.

A cascading fish pond adds a tranquil focal point, while the timber pizza hut/bar provides the ultimate entertaining space — perfect for summer evenings, BBQs and alfresco dining with friends and family.

The double carport, currently utilised as a “man cave”, offers further versatility alongside additional storage, log store and off-street parking.

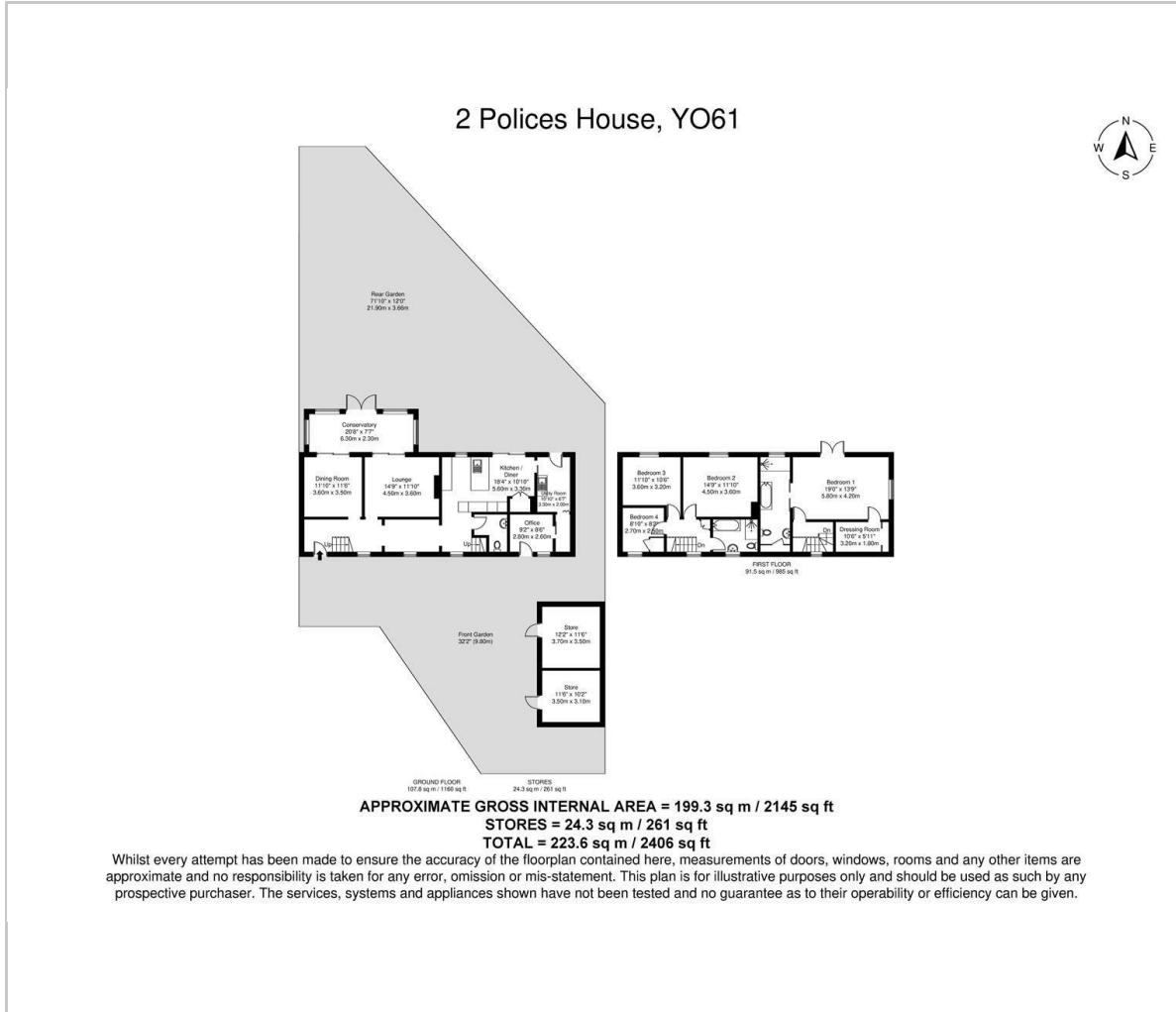
A truly special home — offering space, flexibility and lifestyle in equal measure. Early viewing is essential to fully appreciate all that is on offer.

### SERVICES AND UPDATES

Air Source Heat Pump, Windows and Doors Replaced. Bathroom Replaced. Sun Room Rebuilt.

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



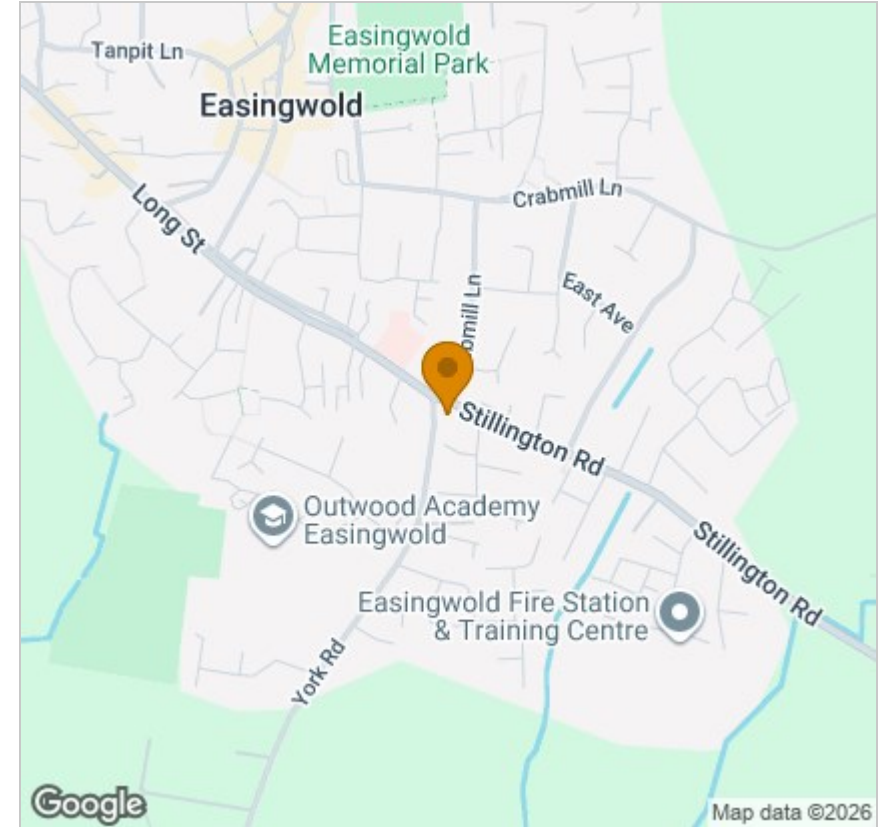
## Viewing

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

