Highland Court, York YO61 3QL

£360,000

Stephensons
estate agents & chartered surveyors

A rare and exciting opportunity to cosmetically update and generally improve a 1980's built 3 bedroom detached bungalow enjoying an enviable cul-de-sac position located off Easingwold's highly sought after Back Lane. Offered free of any onward chain, this property features 2 formal reception rooms, 2 bathrooms, a single garage and delightful corner plot gardens.

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
Council Tax: D - North Yorkshire Council
Current Planning Permission: No current valid planning permissions

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

Nestled in a sought after residential location and within walking distance of Easingwold's vibrant Market Place, this wonderful bungalow is offered to the open market for the first time since its construction in 1988.

Retaining its original kitchen and bathrooms, the property offers scope for modernisation and provides the perfect blank canvas for a purchaser to upgrade, replace and restyle these key areas to their own taste. A programme of redecoration throughout would further allow the new owner to put their own stamp on this exceptionally well positioned home.

A welcoming reception hall provides an inviting introduction to the property and leads through to an impressive 20' (6.10m) long sitting room centred around an attractive Adam style fireplace housing a coal effect gas fire, while a deep silled box bay window overlooks the front garden and provides the room with an abundance of natural light.
Double doors open from the sitting room into a formal dining room which connects directly with the kitchen (creating an excellent opportunity to rethink the arrangement of these adjoining spaces) with full length double glazed sliding doors leading out onto the patio.
The kitchen currently provides space for a small table, together with a range of original base and wall mounted storage cupboards a built-in gas hob, eye-level oven and grill along with further space for freestanding appliances.

For those seeking a more contemporary lifestyle, there is considerable potential to replace and restyle the existing kitchen or, subject to the necessary considerations and consents, open the kitchen and dining room to create a larger, light-filled dining kitchen with a more modern, sociable layout.

A useful rear lobby provides practical storage and access to the rear garden via a double glazed door.

The principal bedroom enjoys a pleasant outlook across the front garden and benefits from fitted wardrobes and a private en-suite bathroom with the original 1980's coloured suite providing an exciting opportunity to create a sophisticated contemporary shower room with the purchaser able to introduce their own preferred finishes, fittings and design.

The second bedroom is another well appointed double bedroom with fitted wardrobes and views over the rear garden while the third bedroom is currently arranged as a delightful study.

A separate house bathroom completes the principal accommodation and, like the en-suite, presents an opportunity for the incoming owner to update, enhance and restyle the space to their own personal requirements.

Further practical benefits include gas fired central heating and double glazing.

Externally, the property occupies an enviable corner plot and features 2 independent driveways that provide generous off road parking and access into a detached single brick built garage benefiting from both power and light.

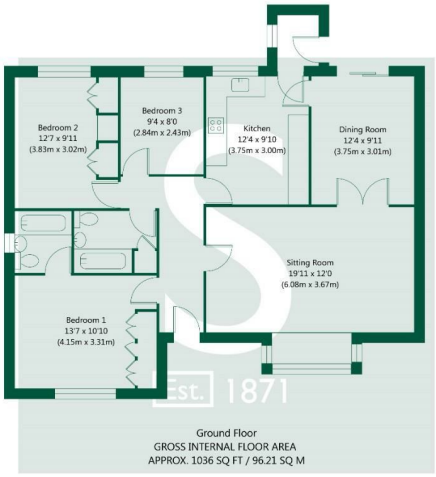
The front garden is predominantly laid to lawn and provides an attractive setting and approach to the bungalow.

The rear garden has been thoughtfully landscaped to incorporate areas of lawn together with a split level paved seating terrace. An established fish pond adds an attractive focal point and further character to the garden. There are also 2 timber-built outbuildings, both of which are now in need of replacement.

AGENTS NOTE
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.

In accordance with Anti-Money Laundering Regulations, we are required to carry out identity and anti-money laundering checks on all purchasers. A non-refundable fee of £30 + VAT (£36 including VAT) per purchaser is payable for these checks. The fee must be paid before we can issue a Memorandum of Sale to the solicitors and is non-refundable should the purchase subsequently not proceed

Highland Court, Easingwold, York, YO61 3QL



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1036 SQ FT / 96.21 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
www.exposurepropertymarketing.com © 2026

Partners:
J F Stephenson MA (Cantab) FRICS FAAV
I E Reynolds BSc (Est Man) FRICS
R E F Stephenson BSc (Est Man) MRICS FAAV
N J C Kay BA (Hons) pg. dip MRICS
O J Newby FNAEA
J E Reynolds BA (Hons) MRICS
R L Cordingley BSc FRICS FAAV
J C Drewniak BA (Hons)
E G Newby MRICS
T Brooks MNAEA

Associate Partners:
N Lawrence
I Jarvis MNAEA

York: 01904 625533
Boroughbridge: 01423 324324
Easingwold: 01347 821145
Selby: 01757 706707
Haxby: 01904 809900