



## 32, Uppleby, Easingwold, York, £270,000

A charming three-bedroom period cottage set on Uppleby, one of Easingwold's most desirable tree-lined streets. This characterful home blends timeless appeal with a sought-after location, just moments from the town's amenities.

3 x Bed

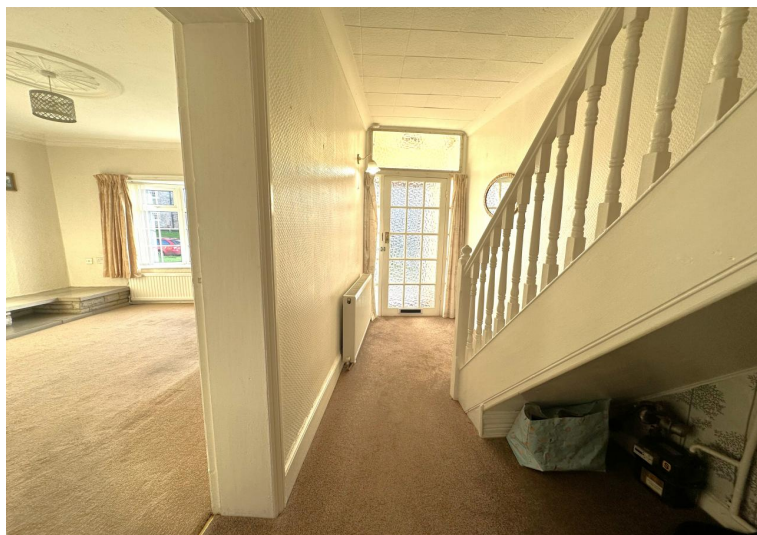
1 x Bathroom

2 x Reception

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- Period property

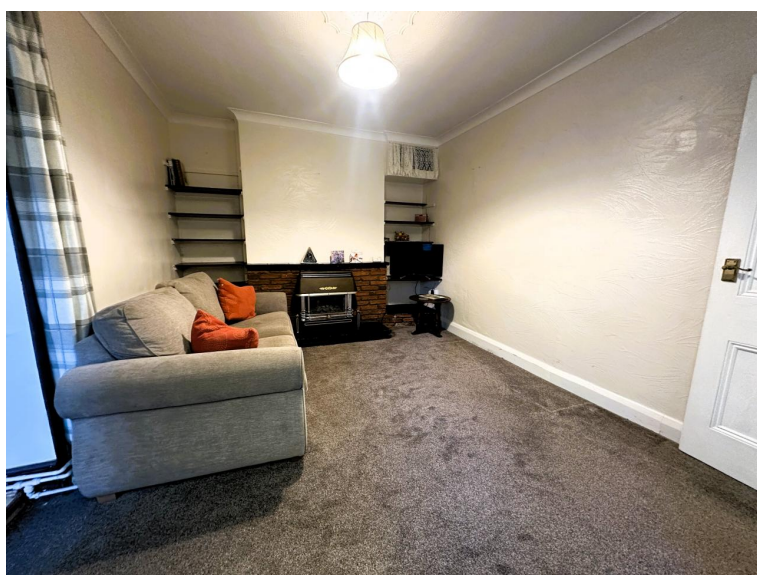
- Desirable tree lined street

- Three bedrooms

- Market town

- Good amenities

- No onward chain







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## Description;

This attractive three-bedroom period end-terrace property offers a rare opportunity to acquire a home on Uppleby, one of Easingwold's most sought-after tree-lined streets. With bags of charm, the property requires a degree of modernisation, presenting buyers with the chance to create a stylish home to their own taste.

The accommodation includes a welcoming living space, kitchen, three well-proportioned bedrooms, and a bathroom, all with scope for improvement. Outside, the property benefits from a courtyard garden area, ideal for enjoying the peaceful surroundings.

Perfectly positioned, Uppleby is renowned for its picturesque setting and proximity to Easingwold's vibrant market square, offering a range of shops, cafes, and amenities. Excellent road links provide easy access to York and the wider region, making this an appealing choice for commuters and families alike.

## Entrance hall

Front porch leads to the front door which in turn leads into a spacious hallway, stairs lead to the first and doors open to

## Sitting room

Spacious sitting room is positioned to the front of then property, an open grate fireplace with a marble hearth, bow window overlooks the beautiful tree lined street of Uppleby.

## Dining room

Positioned to the rear of the property a gas fire sits on a tiled hearth with a back boiler alcove shelving and opens to

## Kitchen

A range of wall and base units with matching work tops, electric cooker point, space for a fridge/freezer and plumbed for a washing machine there is a sink overlooking the rear courtyard.

## Garden room

Room overlooking the rear courtyard has dual aspect windows, laminate flooring and a door opens to the rear.

## First floor

Stairs lead to the first floor landing with a hatch leading to a loft space, large storage cupboard over the passage way and doors opening to

## Bedroom one

Double bedroom positioned to the front of the property, with fitted wardrobes and views over the street.

## Bedroom two

Double bedroom positioned to the rear of the property with fitted cupboard space and a window to the rear elevation.

## Bedroom three

Single bedroom is positioned to the front of the property with views over the street itself.

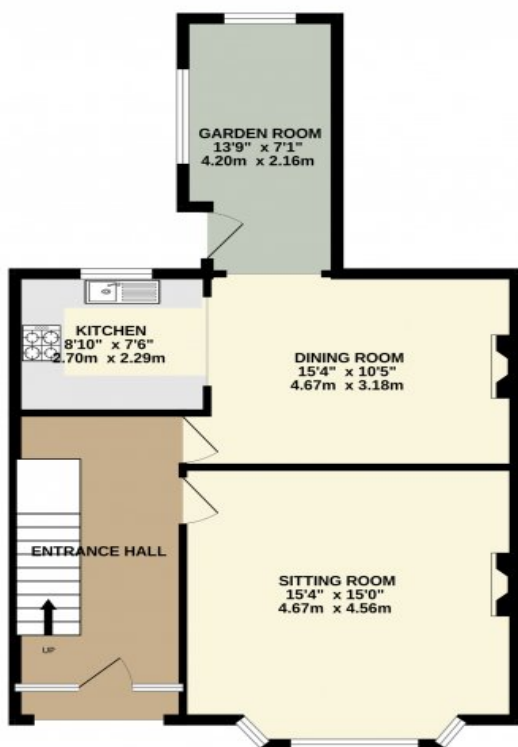
## Bathroom

White three piece suite comprise shower cubicle, low level W/C, wash hand basin and a window to the rear elevation.

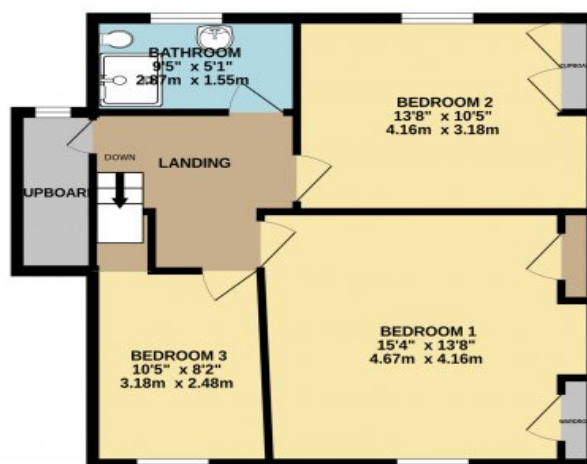
## Outside

There is shared passage way leading through to the rear courtyard which has a paved patio area and boxed flower beds, brick built storage shed and wall to the perimeter.

GROUND FLOOR  
656 sq.ft. (60.9 sq.m.) approx.



1ST FLOOR  
585 sq.ft. (54.4 sq.m.) approx.



TOTAL FLOOR AREA : 1241 sq.ft. (115.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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