



## Easingwold, York Guide Price £400,000

A fabulous 4 bedroom detached property enjoying an enviable cul-de-sac position and featuring an impressive orangery with underfloor heating, living room, dining kitchen and utility room, complemented by an en-suite shower to the principal bedroom, integral storage garage and workshop and a beautifully landscaped south facing rear garden.

\*\*\* EXTENDED GROUND FLOOR LIVING SPACE \*\*\*

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## Inside

An entrance hall with staircase leads into a living room with contemporary remote control fire and double doors opening into a stylish 18'4" (5.59m) long dining kitchen that features granite worktops with dining bar, base and wall storage cupboards, complemented by a built-in gas hob and a fan assisted electric oven and grill, freestanding appliance space and a walk-in pantry. Leading off the dining area is a fabulous south facing orangery with underfloor heating, self-cleaning glass in the roof lantern and double doors opening out into the delightful rear garden.



The ground floor also features a useful utility room, cloakroom/wc and a personnel door into the integral garage which has been sub divided to create a bike store and a workshop.



The first floor landing leads off into a principal bedroom with rural glimpses, fitted wardrobes, dressing table and en-suite shower room, 3 further bedrooms (1 with fitted wardrobes) and a house bathroom with a shower over the bath.

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

## Outside

The low maintenance front garden is open plan in design and a double width driveway provides parking and access into the integral single garage.



The beautifully landscaped south facing rear garden features a lawn, al-fresco dining area and a timber built storage shed.

## 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

E - North Yorkshire Council



## Current Planning Permissions

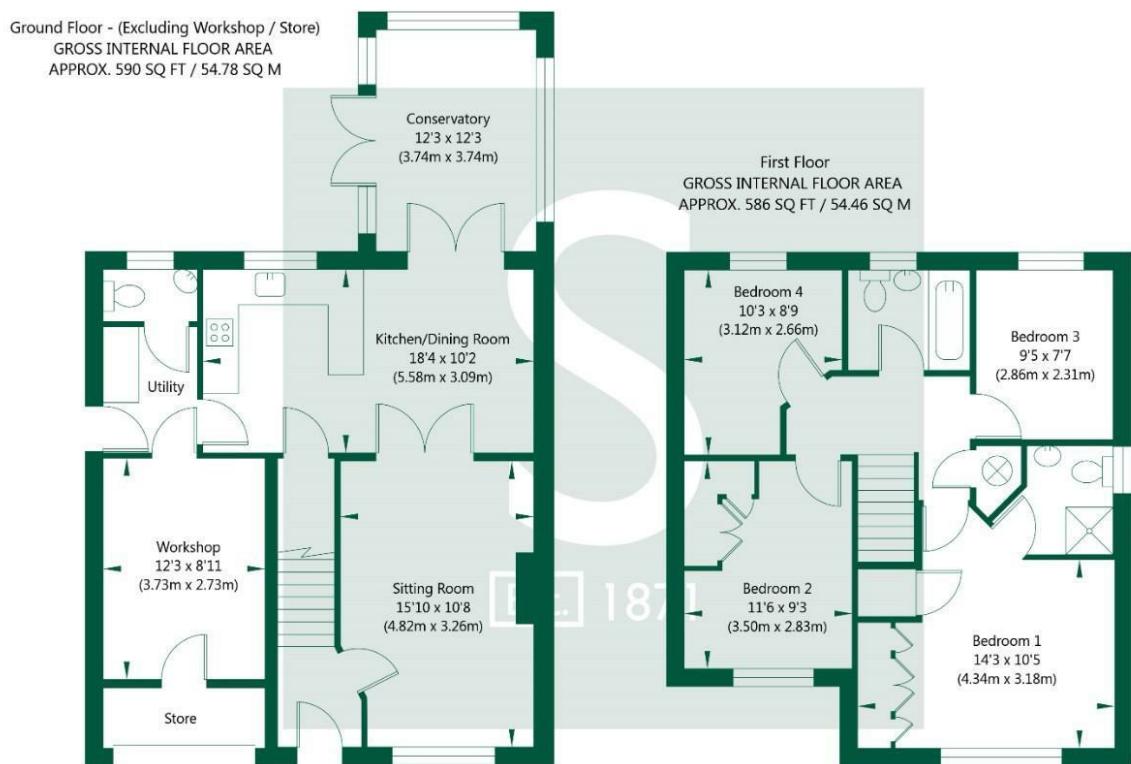
No current valid planning permissions

## Imagery Disclaimer

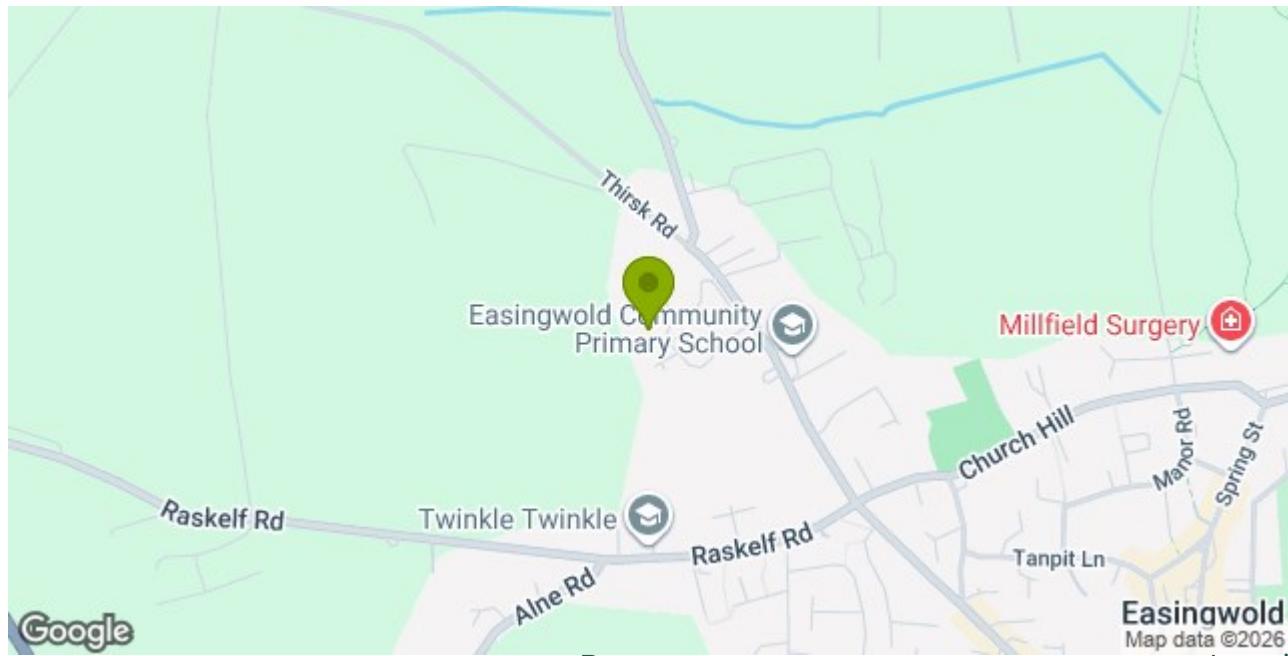
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## Viewings

Strictly via the selling agent - Stephensons Estate Agents, Easingwold



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1176 SQ FT / 109.24 SQ M- (Excluding Workshop / Store)  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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