Goldfinch Way, Easingwold

£475,000

Stephensons
estate agents & chartered surveyors

Goldfinch Way, York YO61 3RJ

Est. 1871

£475,000

A spacious and stylish 2020 built 4 bedroom detached property providing around 1,500 sq ft of impressively presented living space. Features include a sitting room and a study, stunning 26'1" (7.96m) long dining kitchen and a utility room and an en-suite shower room, complemented by a delightful rear garden, generous driveway and a detached double garage.

Designed with space, style and modern family living in mind, this exceptional home combines sophisticated interiors with an impressive sense of space.

A welcoming reception hall leads off into to a cloakroom/WC, dedicated study and an elegant sitting room, beautifully enhanced by colonial style shutters and double doors opening into a stunning 26'1" (7.96m) long dining kitchen and living space.

This beautifully appointed heart of the home is perfectly suited to both relaxed everyday living and memorable entertaining. Double doors open onto the rear garden off the dining and living area while the superbly appointed kitchen offers generous cabinetry, extensive oak effect worktop space and a useful larger than average walk-in storage cupboard, complemented by and a range of integrated appliances including a 5 ring gas hob, eye-level double oven and grill, fridge, freezer and dishwasher.

A practical utility room, with further storage and space for freestanding appliances and side access completes the ground floor.

The first floor landing has a useful linen cupboard and doors leading to the impressive principal bedroom which features fitted wardrobes and a stylish en-suite shower room. There are 3 further double bedrooms, 1 with additional fitted wardrobes and an attractively appointed family

Tenure: Freehold
Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected
Broadband: Up to 1600 Mbps* download speed
EPC Rating: B
Council Tax: F North Yorkshire Council
Current Planning Permission: No current valid planning permissions

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

bathroom with a contemporary suite.

Further highlights include gas fired central heating system, double glazing and the remaining term of a 10 year structural warranty.

Outside, a generous double width driveway provides ample parking, an EV charging point and access to the detached double garage, complete with power, lighting and practical loft storage.

The beautifully landscaped rear garden provides a wonderful private retreat with a lawn and an expansive split level paved seating terrace, perfect for outdoor dining and entertaining beneath the fabulous gazebo. Beyond the garage, the lawn continues into a wonderfully secluded area with a prepared base ready for a garden shed.

AGENTS NOTE
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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

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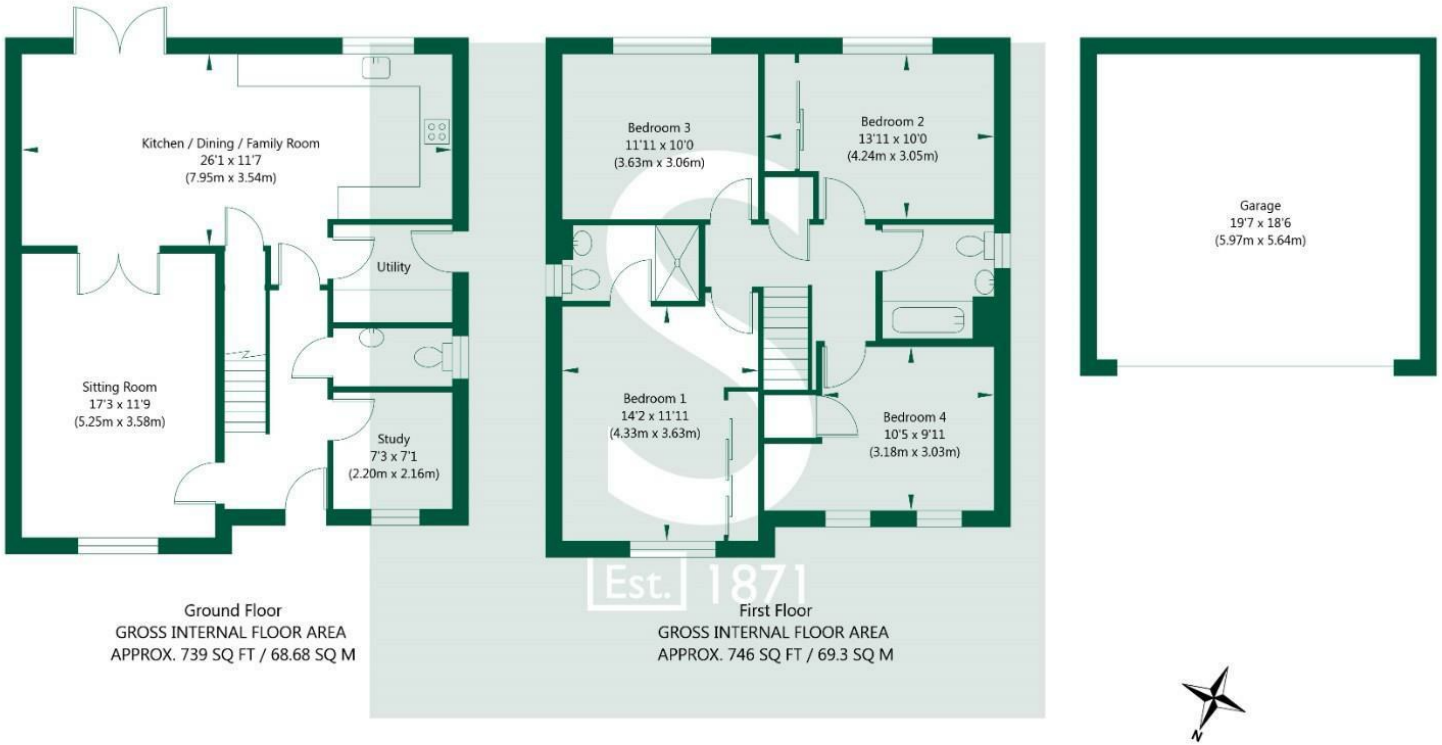

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1485 SQ FT / 137.98 SQ M - (Excluding Garage)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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