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ESTATE AGENTS

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York Road

, Easingwold, YO61 3ED

Offers Over £500,000



# York Road

, Easingwold, YO61 3ED

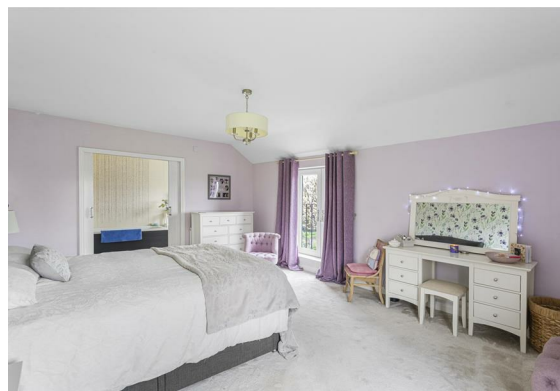
STYLE - Superbly Extended Semi Detached Home.

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.

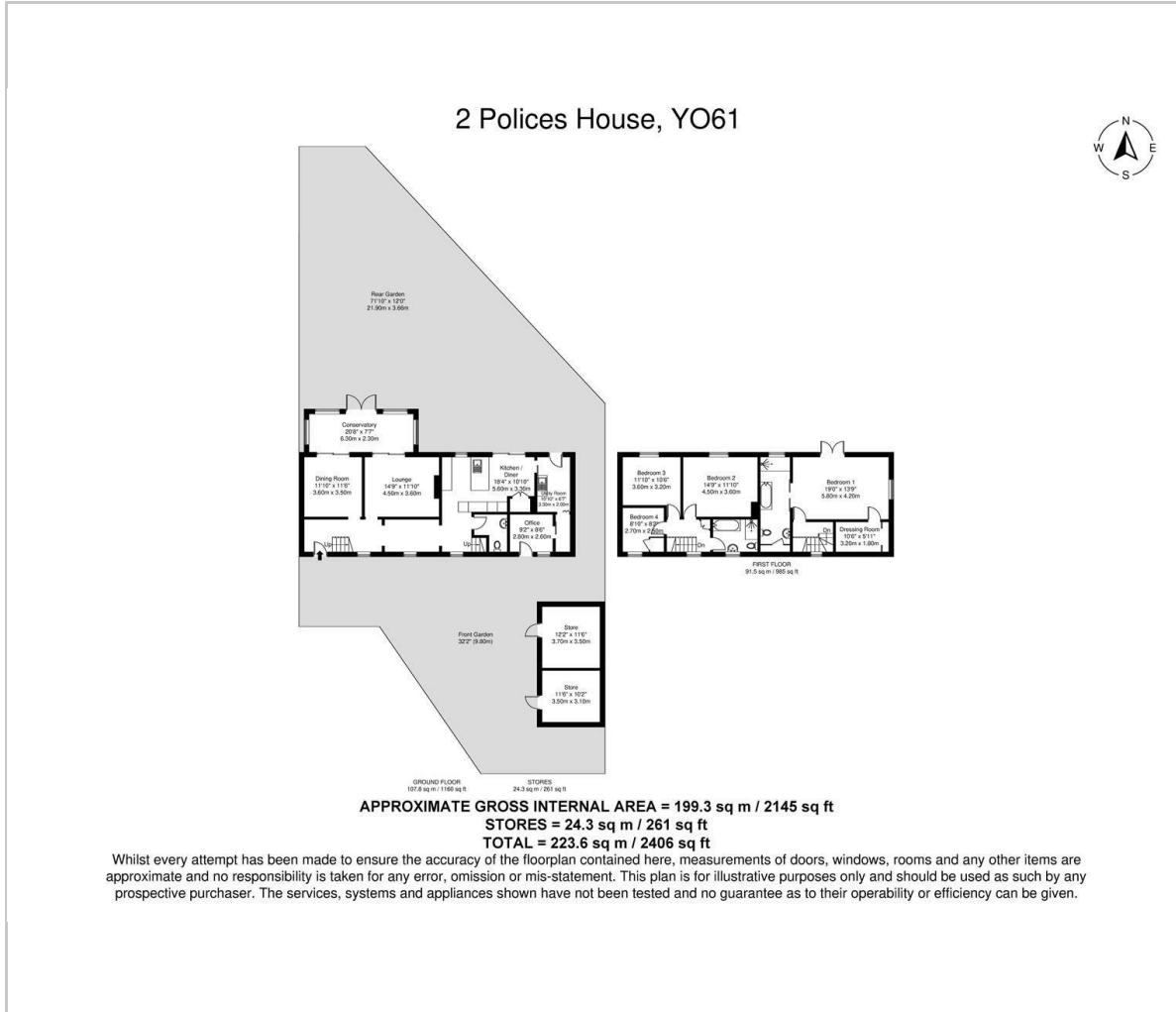
The double carport, currently utilised as a “man cave”, offers further versatility alongside additional storage, log store and off-street parking.

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.

## Floor Plan



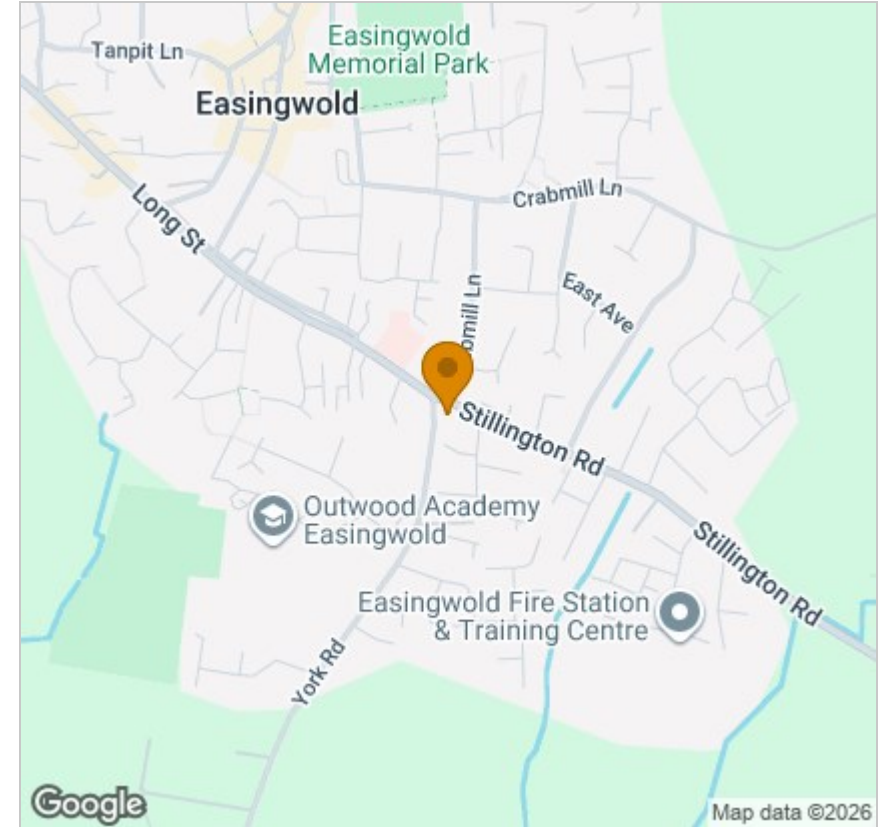
## Viewing

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

