



## Joseph Hutchinson Place, Easingwold Guide Price £250,000

A beautifully presented 2 bedroom contemporary home in an enviable town centre location within a couple of stone throws from Easingwold's bustling Market Place. Built to an exceptionally high specification in 2016 by the highly regarded Daniel Gath Homes, this energy efficient home features a stylish interior, complemented by a low maintenance south facing rear garden and 2 allocated parking spaces.

\*\*\* NO ONWARD CHAIN \*\*\*

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## Inside

A useful entrance porch opens into a sitting room with a deep under stairs storage cupboard and an inner lobby with staircase and cloakroom/wc leads through into a superbly appointed dining kitchen that features granite worktops and a range of base and wall storage units, complemented by integrated appliances (gas hob, fan assisted oven, fridge, freezer and dishwasher), further freestanding appliance space and a door opening out into the south facing rear garden.



The first floor landing features a linen storage cupboard and doors leading off into 2 double bedrooms and a stylish 2024 shower room with walk-in shower, contemporary vanity unit and a heated towel rail.



Other internal features of note include a gas fired central heating system, double glazing, oak interior doors throughout and drop down ladder access off the landing up into boarded loft space with power, light and storage shelving. .

## Outside

Externally this delightful backwater development, with vehicular access off Crabmill Lane and Croft Close, enjoys pedestrian access for residents directly onto Chapel Street and the Market Place.



At the front of the property there are 2 allocated parking spaces and the south facing rear garden provides a low maintenance area that is enclosed and predominantly paved with a flowerbed border and gated access out onto a service lane for wheelie bins etc

## 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

## Council Tax

C - North Yorkshire Council

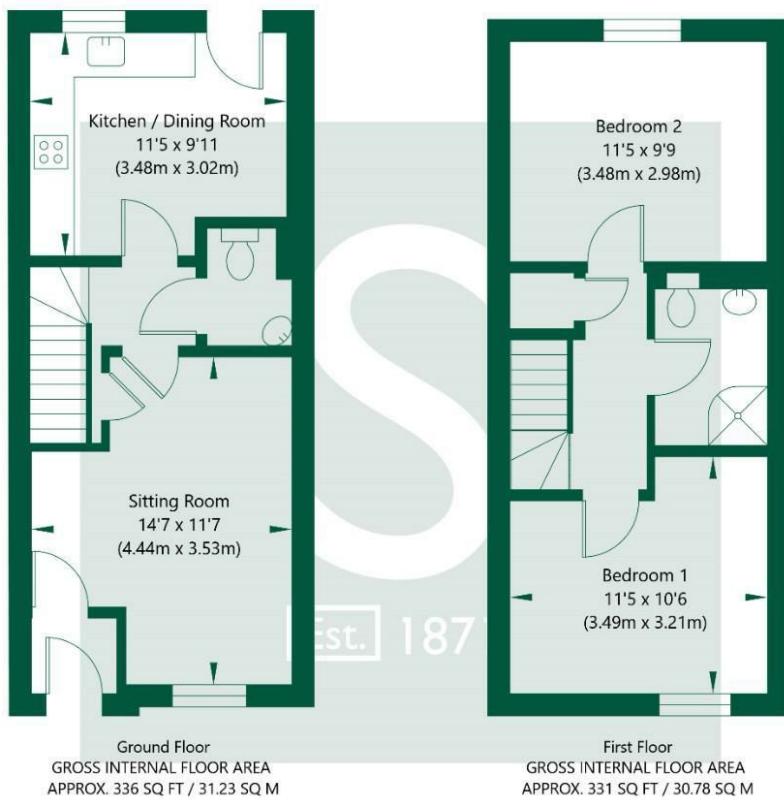
## Current Planning Permissions

No current valid planning permissions

## Viewings

Strictly via the selling agent - Stephensons Estate Agents, Easingwold





NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 667 SQ FT / 62.01 SQ M  
 All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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