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ESTATE AGENTS

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Copperclay Walk

Easingwold, York, YO61 3RU

Asking Price £399,950



## Copperclay Walk

Easingwold, York, YO61 3RU

STYLE - Impressive Home on Copperclay  
HIGHLIGHTS - Superbly Updated, Beautifully Styled Throughout, Newly Fitted Open Living Dining Kitchen, Three Bedrooms, Ensuite, Landscaped Garden, Garage.  
THREE WORDS - STYLISH. SOCIABLE. SERENE!

### ELEGANT EASINGWOLD HOME WITH STYLISH FLAIR

Nestled within the highly sought-after Copperclay Walk, this impressive end-terrace property at 25 Copperclay Walk, Easingwold, YO61, offers a harmonious blend of contemporary style and functional living. Perfectly positioned in a secluded spot, this home has been meticulously updated by its current owners, ensuring a seamless blend of elegance and practicality.

### STEP INSIDE

Step inside to discover beautifully styled interiors, adorned with elegant off-white Farrow and Ball hues, complemented by smart carpeting and flooring throughout. The heart of the home is the open-plan kitchen, dining, and sunroom area. This sociable space boasts a newly fitted Wren Kitchen, complete with a breakfast peninsula offering additional storage. Equipped with all modern conveniences, the kitchen features integral appliances, an induction hob, fridge freezer, dishwasher, and a state-of-the-art hot water tap, catering to the needs of any busy chef.

The stylish sitting room, with its French doors provides a tranquil retreat. while the convenient cloakroom and utility storage cupboard adds to the home's practicality.





## UPSTAIRS

Upstairs, the master bedroom offers a private ensuite, accompanied by two further well-appointed bedrooms. The second bedroom features a new loft hatch, leading to a half-boarded loft with lighting, ideal for additional storage. The family bathroom completes the upstairs accommodation.

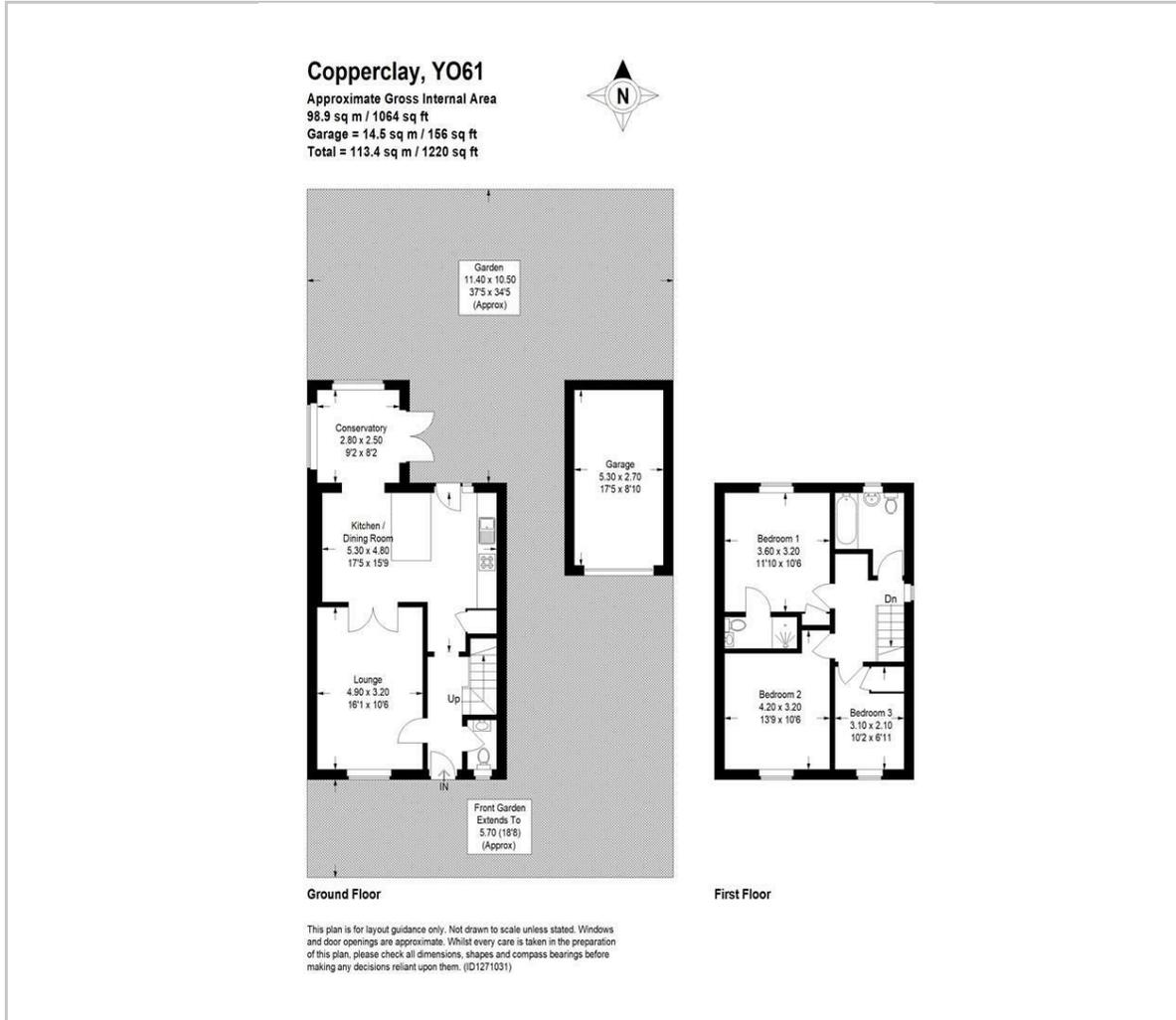
## OUTSIDE

Outside, the lovely enclosed garden is a true delight, landscaped with a lush lawn, mature flowering plants, and a charming Yew Tree. A raised decked area invites alfresco dining, perfect for enjoying warm summer evenings. Additional features include a garden shed and a single garage with power and lighting, complemented by off-street parking for two cars.

This exquisite property, situated in one of Easingwold's most desirable developments, offers a superb lifestyle opportunity for discerning buyers. Don't miss your chance to make this stylish haven your new home.



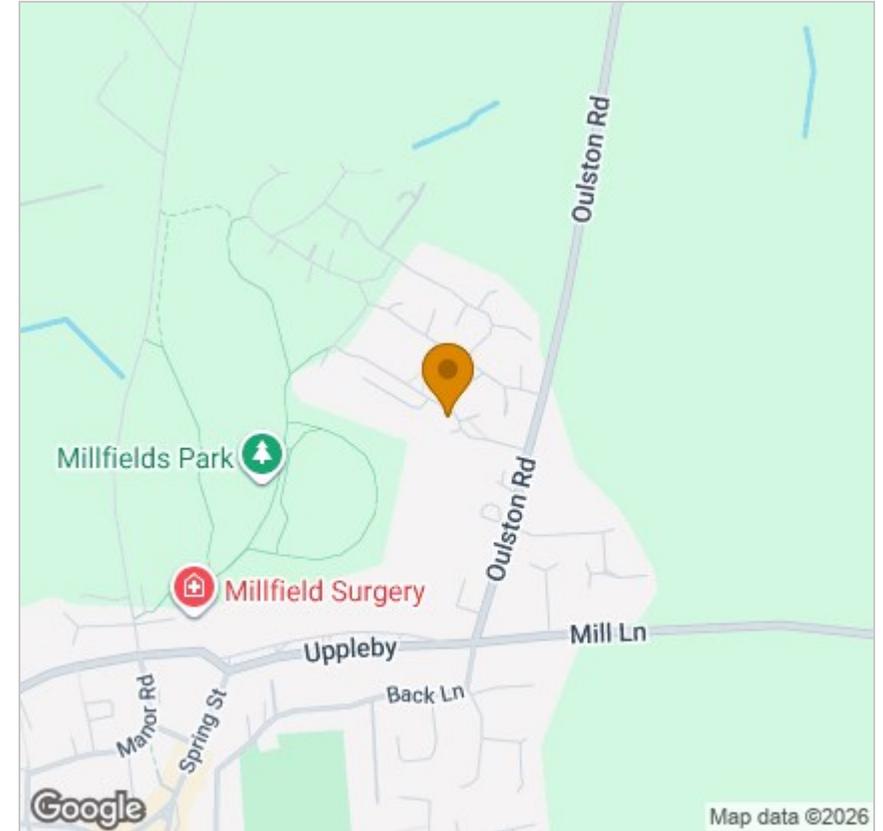
## Floor Plan



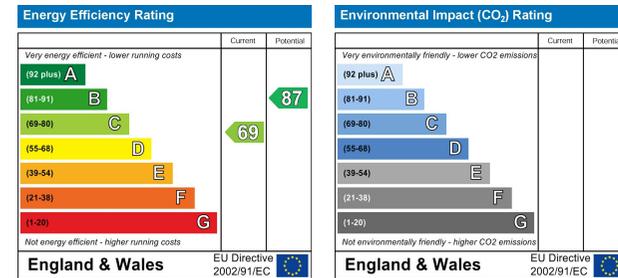
## Viewing

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.

## Area Map



## Energy Efficiency Graph



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