

EMSLEY  MAVOR
ESTATE AGENTS

...your home is where our heart is



Galtres Drive

Easingwold, York, YO61 3DJ

£350,000



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Easingwold, York, YO61 3DJ

STYLE: Versatile | Spacious | Multi-Generational

HIGHLIGHTS: Three bedroom family home with self-contained one-bedroom annex with private access

THREE WORDS: Flexible. Spacious. Unique.

Versatile Family Living with a Self-Contained Annex in the Heart of Easingwold

Situated within the ever-popular market town of Easingwold, this wonderfully versatile three-bedroom home offers far more than first meets the eye. Combining generous family accommodation with a superb self-contained one-bedroom annex above the garage, it presents an exciting opportunity for multi-generational living, guest accommodation, a home office, or even potential additional income (subject to any necessary consents).

Step Inside...

Stepping inside, the welcoming entrance hall provides an immediate sense of space, complete with useful built-in storage and stairs rising to the first floor. The heart of the home is the well-appointed kitchen, fitted with a modern range of wall and base units, generous work surfaces, an integrated double oven and gas hob, with space for further appliances. The adjoining dining area creates a sociable space for family meals and entertaining, flowing effortlessly into the bright conservatory beyond.

The comfortable living room enjoys a cosy electric stove, creating the perfect focal point for relaxing evenings, while French doors open into the conservatory, a delightful addition that floods the home with natural light and provides lovely views over the enclosed rear garden, with further French doors leading outside.

Upstairs...

To the first floor are three well-proportioned bedrooms served by a contemporary shower room featuring a stylish walk-in shower, vanity unit and WC. From the landing, a fixed staircase leads to a cleverly adapted loft space with roof light, offering excellent flexibility as a hobbies room, home office or occasional recreational space.





Annex

One of the standout features of this home is undoubtedly the attached garage and self-contained annex. The garage benefits from power, lighting, plumbing and rear access, while the accommodation above is accessed via its own private staircase. The annex comprises a generous double bedroom, bathroom and an open-plan kitchen, dining and living area, making it an ideal space for extended family, independent living or visiting guests.

Outside...

Outside, the property continues to impress. A private driveway to the front provides ample off-street parking, while the mature rear garden to the main house is predominantly laid to lawn with established trees, paved seating areas and a timber garden shed, creating a wonderful outdoor space to enjoy throughout the seasons. Beyond the garage and annex is a second enclosed garden, thoughtfully designed with paving and gravel for low-maintenance living.

Properties offering this level of flexibility in such a sought-after location are rarely available. Early viewing is highly recommended to fully appreciate the adaptable accommodation and lifestyle opportunity on offer.

Additional Information:

Tenure

Freehold.

Services

Mains gas, electricity, water and drainage.

Council Tax

Main House: Band C

EPC

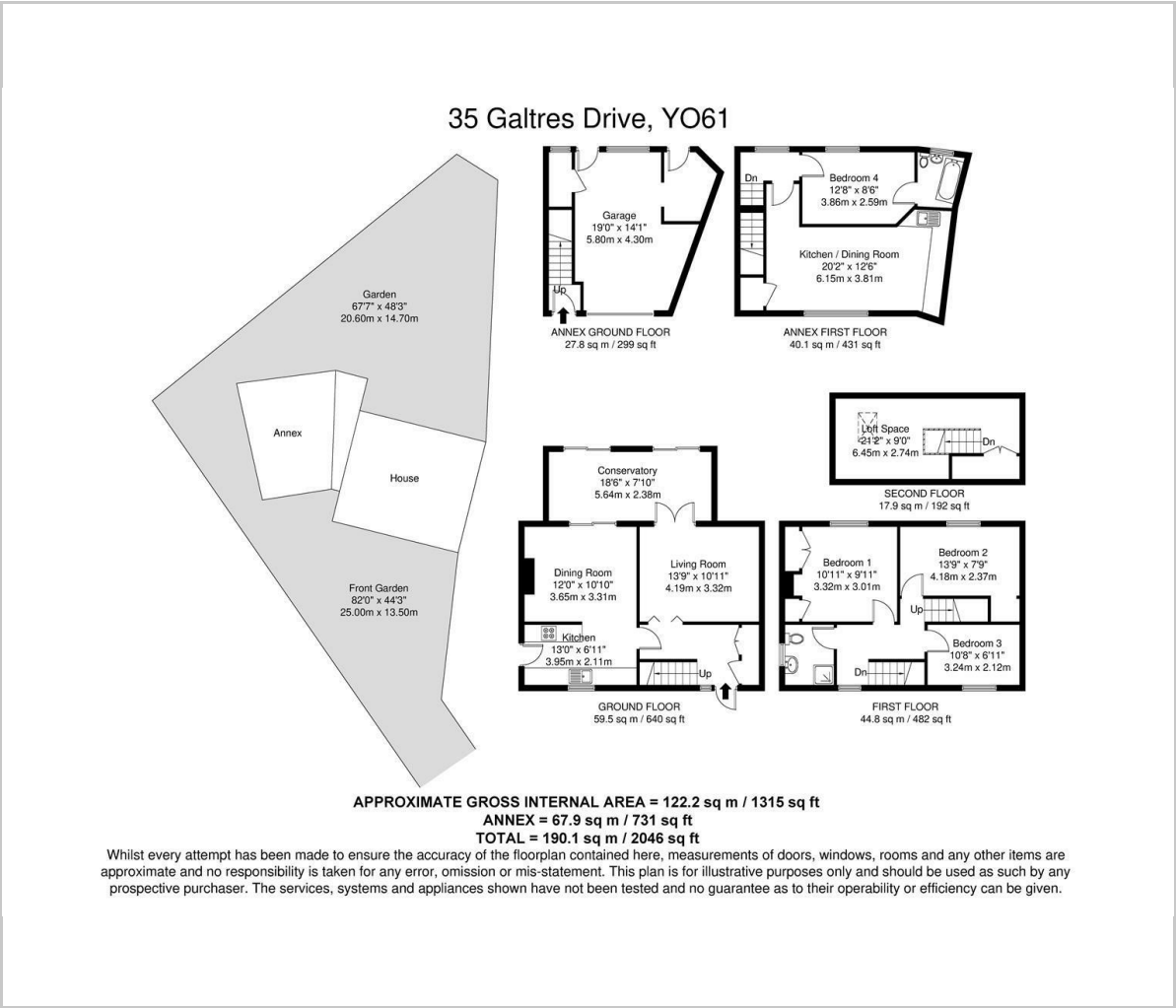
Grade D.

Agent's Note

In accordance with Anti-Money Laundering Regulations, all purchasers will be required to complete identity verification checks through our appointed third-party provider before the transaction can proceed. Further details are available from our office.



Floor Plan



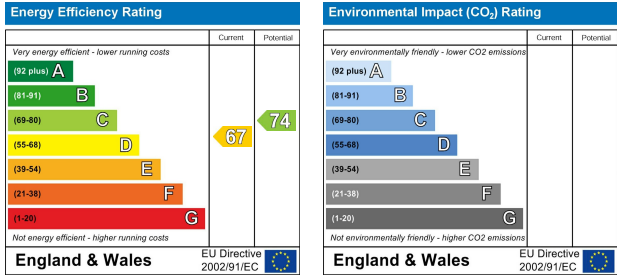
Viewing

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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