



## 48 Easby Crescent, Brough with St Giles

Offers in The Region of £250,000

Situated in this popular area, conveniently positioned for all local amenities and the motorway network, this “nearly new” four bedroomed semi detached house offers generous living spaces and additional new build add on’s, making a fantastic family home. To the ground floor is a living room, a cloakroom and a dining kitchen, whilst to the first and second floors are four bedrooms, two with ensuite facilities and a family bathroom. Offered to the market CHAIN FREE, an early inspection is strongly recommended!

52 Richmond Road, Catterick Garrison, North Yorkshire, DL9 3JF

# 48 Easby Crescent

Situated in this popular area, conveniently positioned for all local amenities and the motorway network, this “nearly new” four bed roomed semi detached house offers generous living spaces and additional new build add on’s, making a fantastic family home. To the ground floor is a living room, a cloakroom and a dining kitchen, whilst to the first and second floors are four bedrooms, two with ensuite facilities and a family bathroom. Offered to the market CHAIN FREE, an early inspection is strongly recommended!

## **Entrance Hall:**

Accessed via a part glazed composite front door, the welcoming hallway provides an excellent space for coats and shoes and has a window to the front of the property.

## **Living Room:**

A fantastic space for relaxing as a family, the living room is spacious and has a window to the front of the property, a TV point and an understairs cupboard.



## **Cloakroom:**

With a wc, a wall hung sink with a mixer tap, a radiator and a frosted window to the side of the property.

## **Dining Kitchen:**

Fully integrated and comprising a range of wall and base units under complimenting countertops, integrated is a dishwasher, a washing machine, a fridge freezer, an induction hob with an extractor fan over, an electric oven and a stainless steel sink with drainer. A window overlooks the rear garden.



The kitchen provides ample space for a family dining table and has a pair of French doors to the rear garden and a radiator. The gas central heating combi boiler is located in the kitchen.



## **First Floor Landing:**

With a radiator and a useful cupboard.

## **Bedroom 4:**

With a radiator and a window to the front of the property.

## **Bedroom 3:**

A double bedroom with a radiator and a window to the front of the property.



**Bedroom 1:**

A double bedroom with two Velux windows, a radiator, loft access and eaves storage space.



**Bathroom:**

Comprising a bath with a shower attachment, tiled surrounds, a wc, a pedestal sink, a radiator, an extractor fan and a frosted window.



**Ensuite:**

A second ensuite bathroom with a wc, a pedestal sink, a cubicle with a mains fed shower, a heated towel rail, shaver sockets, a Velux window and an extractor fan.



**Bedroom 2:**

A double bedroom with a radiator and a window to the rear of the property.



**External:**

To the front of the property is off road driveway parking and a lawned garden, whilst to the rear is a further lawn with a patio area and a shed.



**Ensuite:**

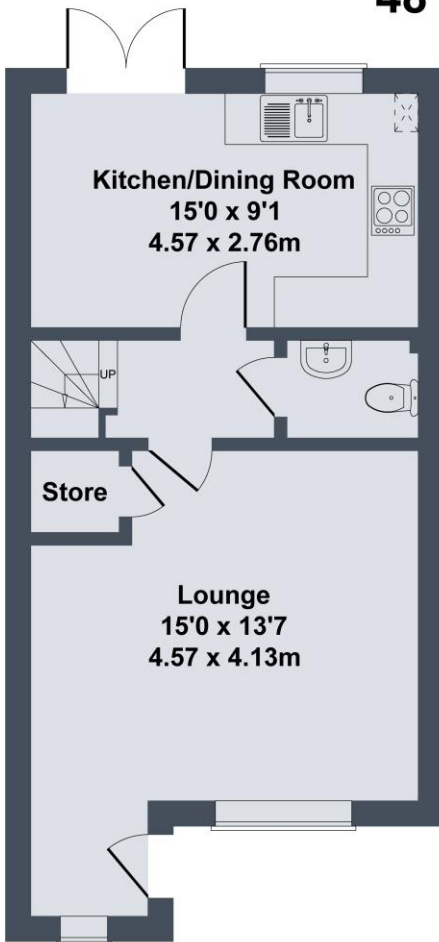
With a wc, a pedestal sink, a cubicle with an electric shower, a radiator and a frosted window to the side of the property.

**Additional Information:**

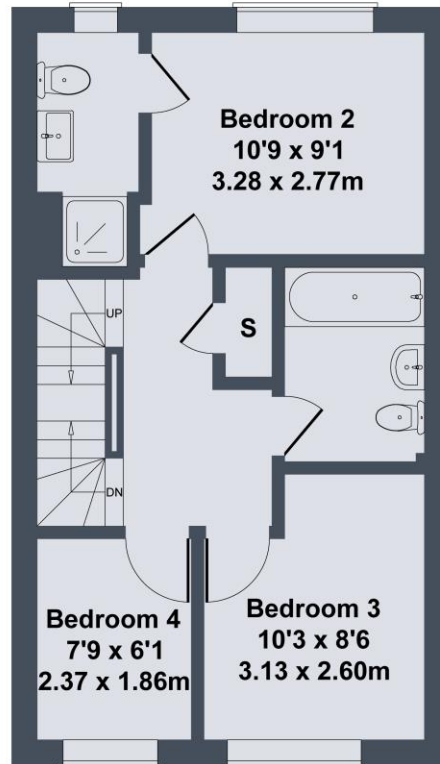
The Postcode is DL9 4ET, the Council Tax Band is D.

The property has the benefit of solar panels and an EV charging point.

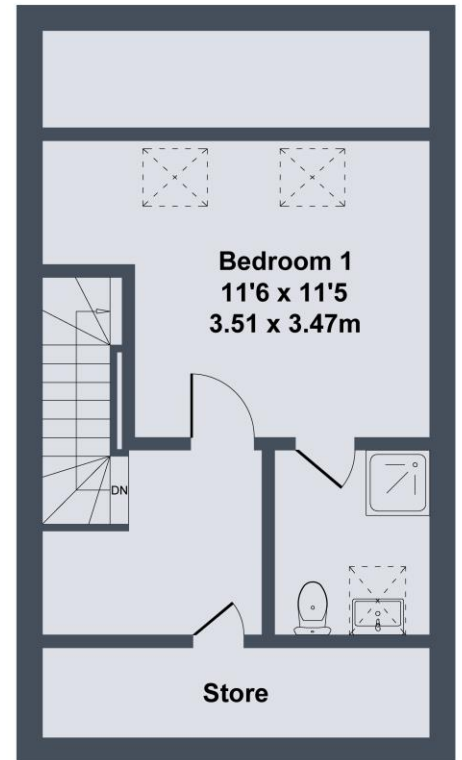
**48 Easby Crescent, Richmond**



**GROUND FLOOR**



**FIRST FLOOR**



**SECOND FLOOR**

**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2026

Viewing Arrangements - by appointment with Irvings Property Ltd

Property Misdescriptions Act 1991 - PLEASE NOTE CAREFULLY

These particulars have been prepared for guidance only. We have not carried out a detailed survey, nor tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that contents shown are included in the sale.