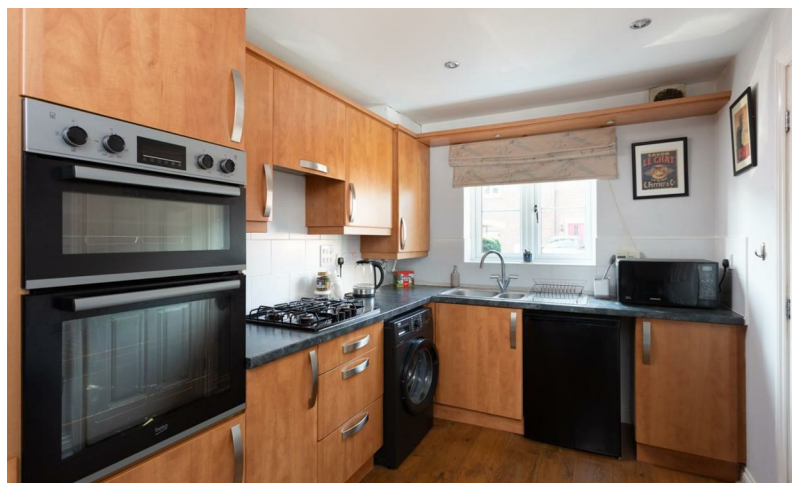


Blacksmith Court, York YO61 3FN

£230,000

Stephensons  
estate agents & chartered surveyors



A fabulous 3 bedroom townhouse in a modern mews style setting, offered free of any onward chain and situated within walking distance of Easingwold's vibrant Market Place and a host of other local amenities. Features include an allocated space and an attractively landscaped low maintenance rear garden.

Tenure: Freehold  
 Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected  
 Broadband: Up to 76 Mbps\* download speed  
 EPC Rating: C - 75  
 Council Tax: C - North Yorkshire Council  
 Current Planning Permission: No current valid planning permissions

\*Download speeds vary by broadband providers so please check with them before purchasing.



A reception hall cloakroom/wc and staircase leads off into a generously proportioned living room with an impressive feature fireplace set on a granite hearth, useful storage cupboard and a walk-in bay window with double doors opening out into a pretty rear garden.

The kitchen at the front of the property features a stylish range of base and wall storage cupboards, work top space, stainless steel one and a quarter bowl sink unit and a practical breakfast bar provides additional dining space, while integrated appliances include an eye-level double oven and grill and a gas hob with further provision for freestanding appliances.

The first floor landing leads off into a principle bedroom with built-in wardrobes and additional storage space, one further double bedroom and a bathroom with a shower above the bath.

Other features of note include a gas fired heating system and double glazing throughout.

Outside, there's a block paved parking space immediately in front of the property. The rear garden has been landscaped to provide a low maintenance area that is part paved, part shingled and features shrub borders and access out onto a service lane allowing a pedestrian right of way back round to the front of the mews.

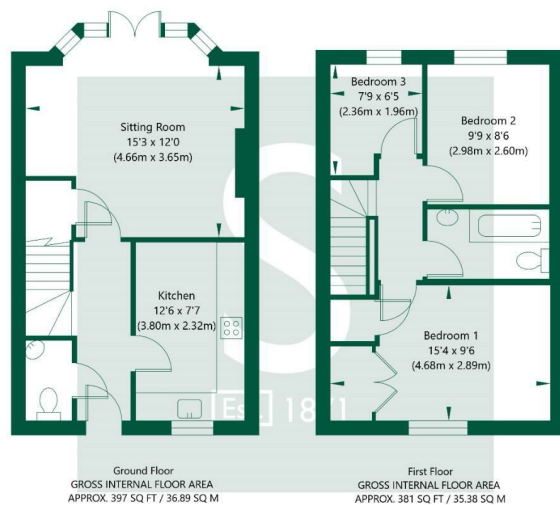
**AGENTS NOTE**

Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

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9 Blacksmith Court , Easingwold, York, YO61 3FN



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 778 SQ FT / 72.27 SQ M  
 All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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