Long Street, Easingwold YO61 3JB

£335,000

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Believed to have been originally built in the 1940's, this exceptional town residence has been thoughtfully renovated and imaginatively re-designed to now provide around 1,400 sq ft of contemporary living space. Features include a stylish 31'4" (9.55m) long dining kitchen and a luxury bathroom, complemented by off road parking and a low maintenance "lock up and go" exterior.

Tenure: Freehold
Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected
Broadband: Up to 1600 Mbps* download speed
EPC Rating: C - 76
Council Tax: F - North Yorkshire Council
Current Planning Permission: No current valid planning permissions

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







Situated within level walking distance of Easingwold's charming Georgian Market Place and a host other local amenities, Shepherds Garth offers a wonderful blend of contemporary style, generous living space and effortless modern comfort, all within easy reach of the A19, York, Thirsk and the beautiful North Yorkshire countryside.

From the moment you step inside, the home makes an impression. A welcoming reception hall, enhanced by a striking timber block feature wall, sets the tone for the thoughtfully designed interiors beyond. The elegant sitting room is both warm and inviting, centred around a feature fireplace and bathed in natural light from a walk-in bay window.

At the heart of the home lies a truly spectacular dining kitchen, an exceptional open-plan space designed for modern living, entertaining and everyday family life. Stretching over 31'4" (9.55m) in length, this stunning L-shaped room combines sleek contemporary styling with an abundance of natural light. The dining area enjoys a beautiful walk-in bay window, while the vaulted kitchen ceiling with three skylights creates an airy sense of space and drama. Extensive cabinetry, expansive work surfaces, breakfast bar and a range of high-quality integrated appliances complete this impressive space.

Practicality has been carefully considered, with a useful utility room and stylish ground floor shower room leading directly from the kitchen.

Upstairs, the sense of quality and design continues. The generous principal bedroom features a full range of fitted wardrobes and a built-in dressing table. The landing also leads off into 1 further double bedroom and a compact but versatile 3rd bedroom, ideal as a home office or nursery.

The luxurious house bathroom is a standout feature in its own right, beautifully appointed with a contemporary freestanding bath, twin wash basins set within a beautiful vanity unit, complemented by refined finishes that evoke the feel of a boutique hotel suite.

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

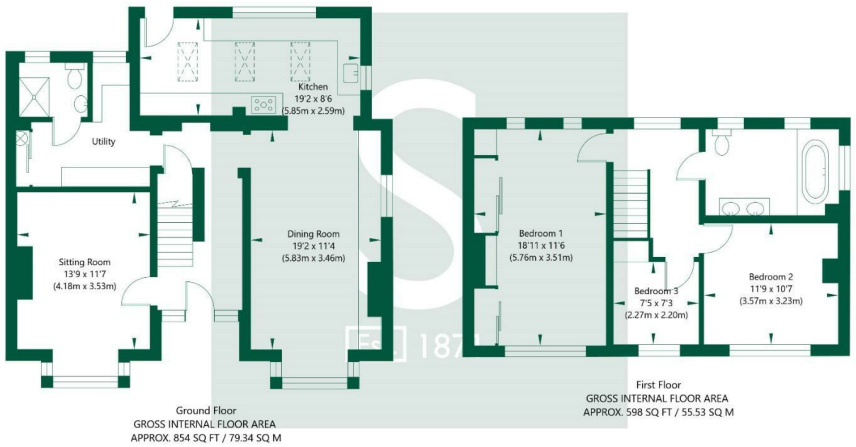
Outside, the low-maintenance rear garden has been designed for relaxed outdoor living with gravelled seating areas and attractive walled boundary creating a private and easy-to-enjoy setting. A shared driveway leads to a private gravelled parking space.

AGENTS NOTE
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Long Street, Easingwold, York, YO61 3JB



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1452 SQ FT / 134.87 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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