EMSLEY MAVOR
ESTATE AGENTS



Aspen Road, Easingwold

York

£415,000

A beautifully presented home, ready to welcome you in!

Immaculately presented and thoughtfully styled, this four-bedroom detached home sits at the end of Aspen Road within a lovely private plot. Warm neutrals, quality flooring and contemporary finishes create a welcoming home, ready to move straight into.

Space to relax and entertain

The inviting hallway leads to a comfortable sitting room overlooking the front garden, with fitted shutters adding a smart finish.

The open-plan dining kitchen is the heart of the home, combining sleek cabinetry with granite work surfaces. Appliances include an electric hob, eye-level double oven, under-counter fridge and dishwasher, with plumbing for a washing machine and a useful walk-in pantry/storage cupboard.

There is ample space for dining, while French doors open onto the landscaped garden. A cloakroom completes the ground floor.

Room for everyone

Upstairs are four double bedrooms, including a principal bedroom with fitted shutters and a contemporary en-suite shower room. The second bedroom also features shutters, while one of the remaining bedrooms is currently a home office.

The family bathroom has soft grey tiling, a bath with shower over, wash hand basin and WC.



















A garden to enjoy

Private and sheltered from prevailing winds, the landscaped rear garden features a shaped lawn, colourful planted borders and a sunny paved seating area.

Beyond the trellis, a kitchen garden offers fruit and vegetable planters, alongside a shed and greenhouse. An outside tap and power socket add convenience.

To the front, neat lawns and borders frame the house, with driveway parking for around three cars and an integral single garage. Further benefits include solar panels, an EV charger and a partially boarded loft with ladder and light.

Easingwold on your doorstep

The Market Place is a short, pleasant walk away, with independent shops, cafés and everyday amenities. Schools, leisure facilities and countryside walks are close by, while York, the A19 and A1(M) are readily accessible.

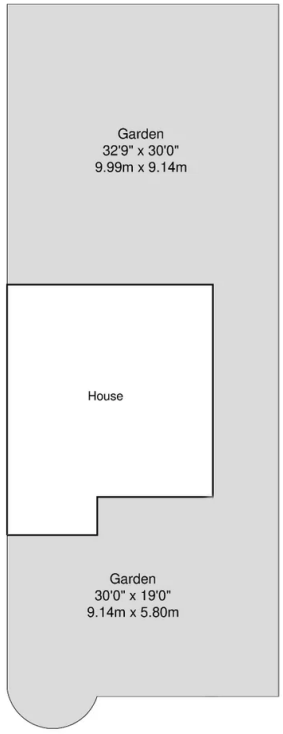
A beautifully cared-for home offering comfort, space and an easy move.

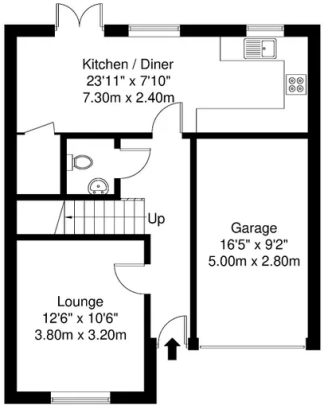




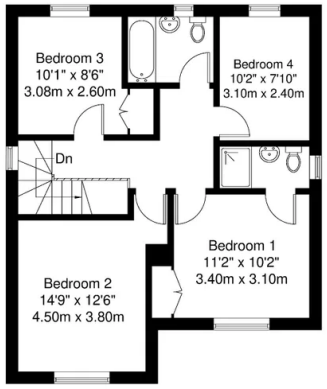


65 Aspen Road, YO61





GROUND FLOOR
59.4 sq m / 639 sq ft



FIRST FLOOR
59.4 sq m / 639 sq ft

APPROXIMATE GROSS INTERNAL AREA = 118.8 sq m / 1278 sq ft

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Emsley Mavor
1 Tollbooth Building Market Place Easingwold YO61 3AB
01347 823579
info@emsleymavor.co.uk
https://www.emsleymavor.co.uk/

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.
No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.