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Ruardean, Market Place

Easingwold, YO61 3AL

FOR SALE

£595,000

OIRO

3 Bedrooms | **2 Bathrooms** | **2 Receptions** | **Semi-detached** | **Freehold** | **1800 sq ft**







About This Property

Property Description

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Set in the heart of the picturesque Easingwold Market Place, Ruardean is a well-proportioned three-bedroom residence offering a perfect blend of character and comfort. The home features spacious living areas with potential to develop further and enjoys the rare advantage of off-street parking an enviable feature in this sought-after location.

To the rear, a stunning walled garden provides a private and peaceful oasis, ideal for relaxing, entertaining, or simply enjoying the beauty of nature. Whether you're a growing family, downsizing, or seeking a stylish base with excellent connectivity, this property ticks all the right boxes.

Location Highlights

• Nestled in the centre of Easingwold Market Place, with independent shops, cafes, pubs, and weekly markets right on your doorstep.

• Enjoy easy access to York - just a short drive or convenient bus ride away, perfect for commuters or weekend adventures.

• Close to excellent schools, leisure facilities, and countryside walks.

• Private parking ensures practicality in this vibrant and historic market town.

Key Features

- LOCATION, LOCATION, LOCATION!
- Heart of Easingwold
- Beautiful walled rear garden
- Vacant possession
- Character property
- Three double bedrooms
- Off street parking
- Open viewing





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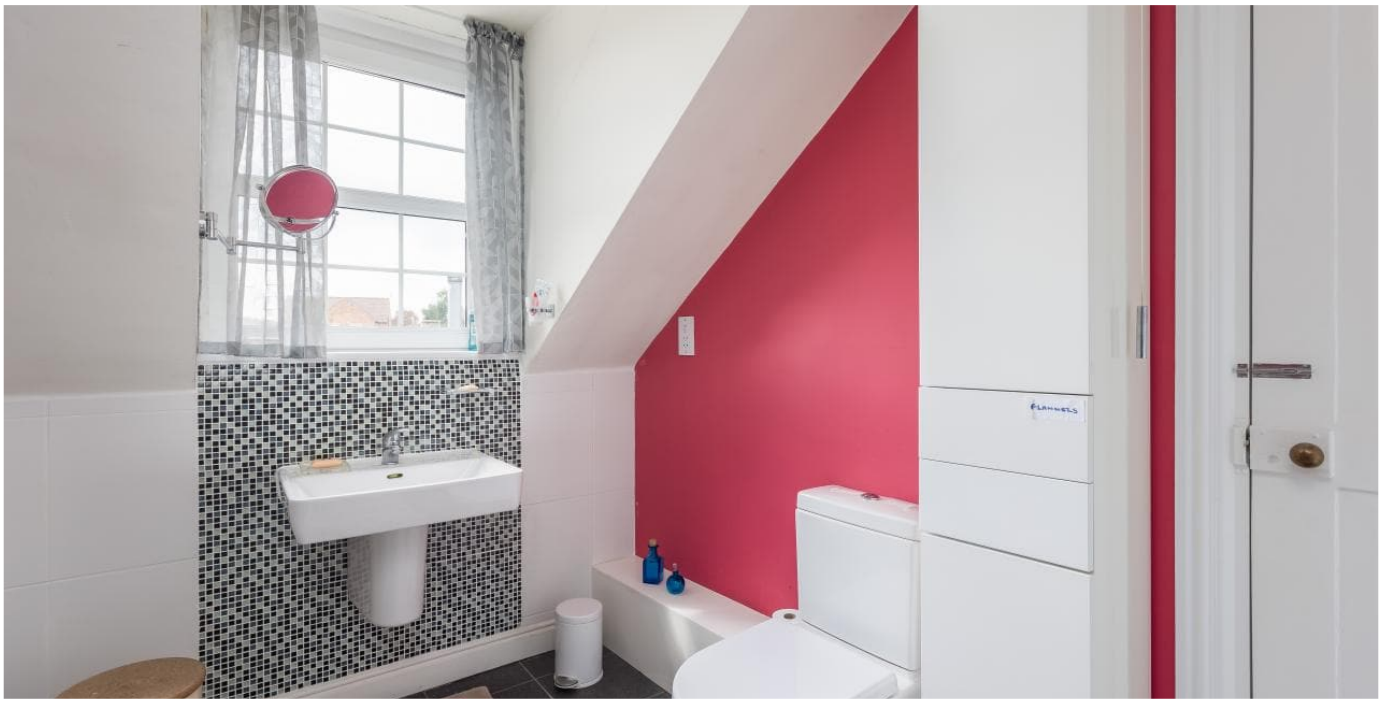





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Room Descriptions

Entrance hall
Front door leads into the entrance hall with a cupboard under the stairs leading to the first floor. Doors open to

Sitting room
This comfortable room measures 28 feet in length and has an inset remote controlled gas fire with a tiled hearth. A window looks over the historic market place to the front and French windows open onto the rear stone patio area.

Dining room
Positioned to the left of the property as you look from the front is the dining room. Cast iron surround with inset tiles and open grate fireplace, central beam to the ceiling and a window overlooking the market place.

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Breakfast area
A versatile area separates the hallway to the kitchen with base units, boiler, room for a table and chairs opens to the

Kitchen/diner
A modern range of wall and base units with Corian work tops central unit with integral sink and drainer. Integral appliances to include gas hob, dishwasher, Aga with hot plates and ovens powered by mains gas and granite work tops to the side. Floor to ceiling glass windows overlook the rear garden.

Wet room/utility area
Wet room is fully tiled floor to ceiling with a shower unit, low level W/C, wash hand basin and plumbed for a washing machine.

Office
This peaceful room has a window and patio doors opening onto the rear garden.

First Floor
Landing area has a window to the rear elevation and doors leading to

Master bedroom
Double bedroom is positioned to the front of the property with fitted wardrobes, a separate low level W/C with basin. Also a lift installed by the current vendor from the dining room to the bedroom.

Guest bedroom
Double bedroom positioned to the front of the property with views over the market place.

Bedroom three
Double bedroom positioned to the rear of the property has dual aspect windows with views to the rear and side elevations.

Bathroom
White four piece suite comprise bath, low level W/C, wash hand basin, walk in shower, tiled floor and chrome heated towel rail.

Front garden
Lawned area to the front is open plan with a driveway offering off street parking to the side of the property which is accessed by double wooden gates.

Rear garden
This private walled rear garden has been landscaped with areas set to lawn, shrubs and perennials, flower beds offering a wash of colour during the winter and summer months. A stone paved patio and cobbled drive makes for Alfresco evenings with family and friends

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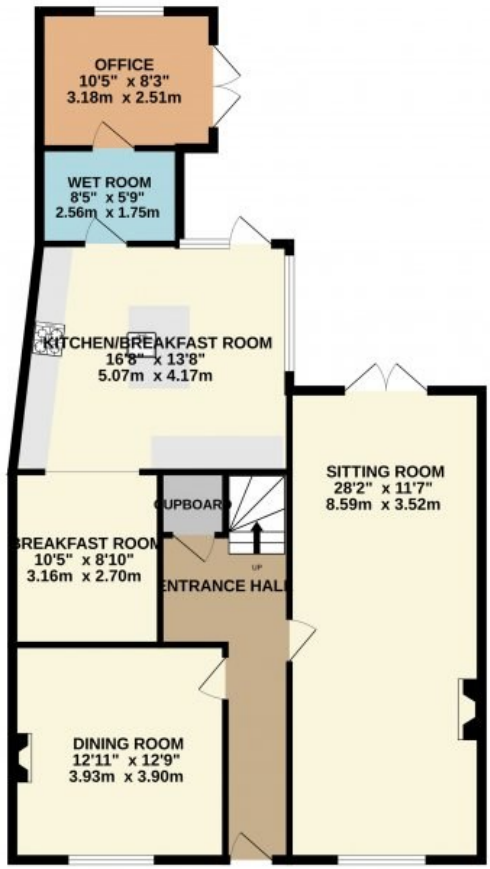
Floorplan

GROUND FLOOR
1110 sq.ft. (103.1 sq.m.) approx.

1ST FLOOR
710 sq.ft. (66.0 sq.m.) approx.





TOTAL FLOOR AREA : 1820sq.ft. (169.1 sq.m.) approx.

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.
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Energy Performance

Ruardean
Market Place
Easingwold
YORK
YO61 3AL

Energy rating

D

Valid until	Certificate number
17 July 2035	9735-4823-4500-0628-2292

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Interested in this property?

Arrange a viewing or speak to our property team.

Gilleards Your Personal Agent

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