Windross Square, York YO61 3AQ

£300,000

Stephensons
land & new homes





CÆDMON HOMES

A rare opportunity to own one of just three bespoke townhouses in the heart of Easingwold just moments from the Market Place. Beautifully transformed from a characterful Victorian building, each two bedroom home promises sophisticated contemporary living with luxuriously appointed kitchens and shower rooms creating a perfect blend of period charm and modern indulgence.

Tenure: Freehold
Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected
Broadband: TBC* download speed
EPC Rating: TBC (Anticipated Rating is C)
Council Tax: TBC - North Yorkshire Council
Current Planning Permission: 22/02235/FUL and ZB26/00412/MRC

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

Thoughtfully reimagined by a highly regarded Easingwold based housebuilder, this iconic local building has been sympathetically converted into an exceptional collection of contemporary homes overlooking the vibrant Market Place and on the doorstep of a wealth of town centre amenities. Each property comes with neutral decoration and floor coverings, alongside gas fired central heating and double glazing providing a refined move-in-ready finish. All three homes will come with a 10 year Professional Consultant's Certificate (PCC) for added "peace of mind" and all three are scheduled to be ready for occupation by February 2027.

Plot 4 - £325,000

An attractive two bedroom end of terrace property featuring a welcoming reception hall and an impressive 17'8" (5.39m) L-shaped living and dining room. This generously proportioned space enjoys a walk-in bay window overlooking Windross Square, direct access to the rear courtyard, staircase and a cloakroom/WC leading off. The stylish kitchen is appointed with contemporary base and wall cabinetry complemented by integrated appliances while a separate utility room provides valuable additional practicality. The first floor landing leads off into an impressive 15'9" (4.80m) long triple aspect principal bedroom enjoying an abundance of natural light and delightful views across the Georgian Market Place. A further double bedroom and a luxuriously appointed shower room complete the accommodation. Externally, an enclosed rear courtyard provides a private, low-maintenance outdoor space with gated access onto Little Lane for convenient wheelie bin and recycling storage.

Plot 3 - £300,000

A two bedroom mid terrace property combining contemporary living with attractive period features including an impressive 15'7" (4.75m) long reception hall with original period floor tiling, practical storage cupboard and an elegant dog-leg staircase illuminated by an original stained glass window. The living space comprises a cosy sitting room with a walk-in bay window overlooking Windross Square alongside a stylish kitchen offering courtyard views, space for a small dining table and contemporary base and wall cabinetry complemented by integrated appliances. A useful utility room and cloakroom/WC complete the ground floor accommodation. The first floor landing centred around the original stained glass window leads off into an impressive 15'4" (4.68m) long principal bedroom with two windows overlooking Windross Square, one further bedroom and a luxuriously appointed shower room. To the rear, an enclosed courtyard provides a low-maintenance outdoor retreat with gated access to a service lane leading down to Windross Square, offering convenient access for wheelie bin and recycling storage.

Plot 2 - £290,000

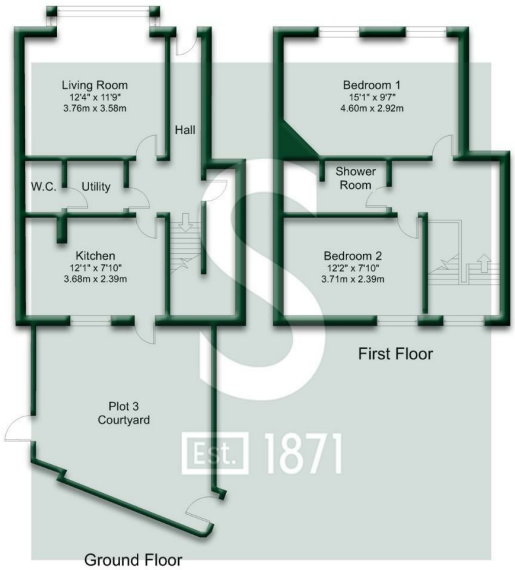
A two bedroom end of terrace property with a discreetly positioned entrance opening into an impressive 19'8" (6.00m) long reception hall. This generously proportioned space incorporates a practical storage/utility cupboard, staircase, cloakroom/WC and direct access out into the rear courtyard. The living accommodation features a cosy sitting room alongside a stylish kitchen overlooking the courtyard, with space for a small dining table and a contemporary range of base and wall cabinetry complemented by integrated appliances. The first floor landing leads off into a principal bedroom overlooking Windross Square, one further bedroom and a luxuriously appointed shower room. Externally, an enclosed rear courtyard offers a private, low-maintenance outdoor space with gated access to a service lane leading down to Windross Square for convenient wheelie bin and recycling storage.

Specifications and Interior Options

For a limited time only, purchasers will have an opportunity to personalise the interiors of their new home. A selection of kitchen cabinetry, wall tiling and floor coverings will be available, along with an option to upgrade on the developer's carefully selected standard choices, subject to approval by Caedmon Homes and dependent upon the build stage of each individual property.

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.

ANTI-MONEY LAUNDERING REGULATIONS
In accordance with Anti-Money Laundering Regulations, we are required to carry out identity and anti-money laundering checks on all purchasers. A non-refundable fee of £30 + VAT (£36 including VAT) per purchaser is payable for these checks. The fee must be paid before we can issue a Memorandum of Sale to the solicitors and is non-refundable should the purchase subsequently not proceed



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All measurements have been taken from the Developer's working drawings and are therefore subject to change and offered purely for guidance only.

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