



Easingwold, York

£750,000

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estate agents & chartered surveyors

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Est. 1871

Little Lane, York YO61 3AQ

£750,000

An elegant and immensely characterful Victorian property located within a stone's throw of Easingwold's bustling Market Place and featuring 3 fabulous reception rooms and a study, stunning 26'10" (8.18m) long dining kitchen, 3 double bedrooms, en-suite shower room and house bathroom, complemented by an idyllic rear garden and a double garage.

A wonderful 25'8" (7.82m) long reception hall with Karndean flooring and fabulous staircase leads off into a formal sitting room with period open fireplace and a walk-in bay window overlooking the front garden.

The stunning 26'10" (8.18m) long dining kitchen features a magnificent Scammell Interiors of York kitchen that provides extensive granite worktops and a generous range of base and wall storage units and an impressive 9'0" (2.73m) long granite topped central island with dining bar and a integrated appliances to include a touch control 5 ring induction hob, double oven and grill, dishwasher and a full-height fridge, complemented by further Karndean flooring, 4 period style radiators, rear garden views and a built-in dresser in the dining area.

The extended ground floor living space also provides a snug with original built-in floor to ceiling storage cupboard, rear hall with cloakroom/wc, utility room, study and a spacious 22'0" (6.70m) long light and airy living room.



Tenure: Freehold
Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected
Broadband: Up to 1600 Mbps* download speed
EPC Rating: D - 58
Council Tax: G - North Yorkshire Council
Current Planning Permission: No current valid planning permissions

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



The split level first floor landing with original arched window overlooking the rear garden leads off into a principal bedroom with walk-in wardrobe and en-suite shower room, 2 further double bedrooms and a generous house bathroom with both bath and separate walk-in shower plus a separate wc.

Other internal features of note include a gas fired central heating system to radiators and a mix single glazed sash and a replacement double glazed windows.

The predominantly paved front garden features the original Victorian wrought iron railings and the idyllic part walled south west facing rear garden provides a lawn, paved seating areas and raised flowerbed borders, complemented by a kitchen garden with 5 veg beds and a timber built greenhouse. Access to the double garage is from the rear garden and the garage features power, light and a remote control door with vehicular access off New Inn Lane.



AGENTS NOTE

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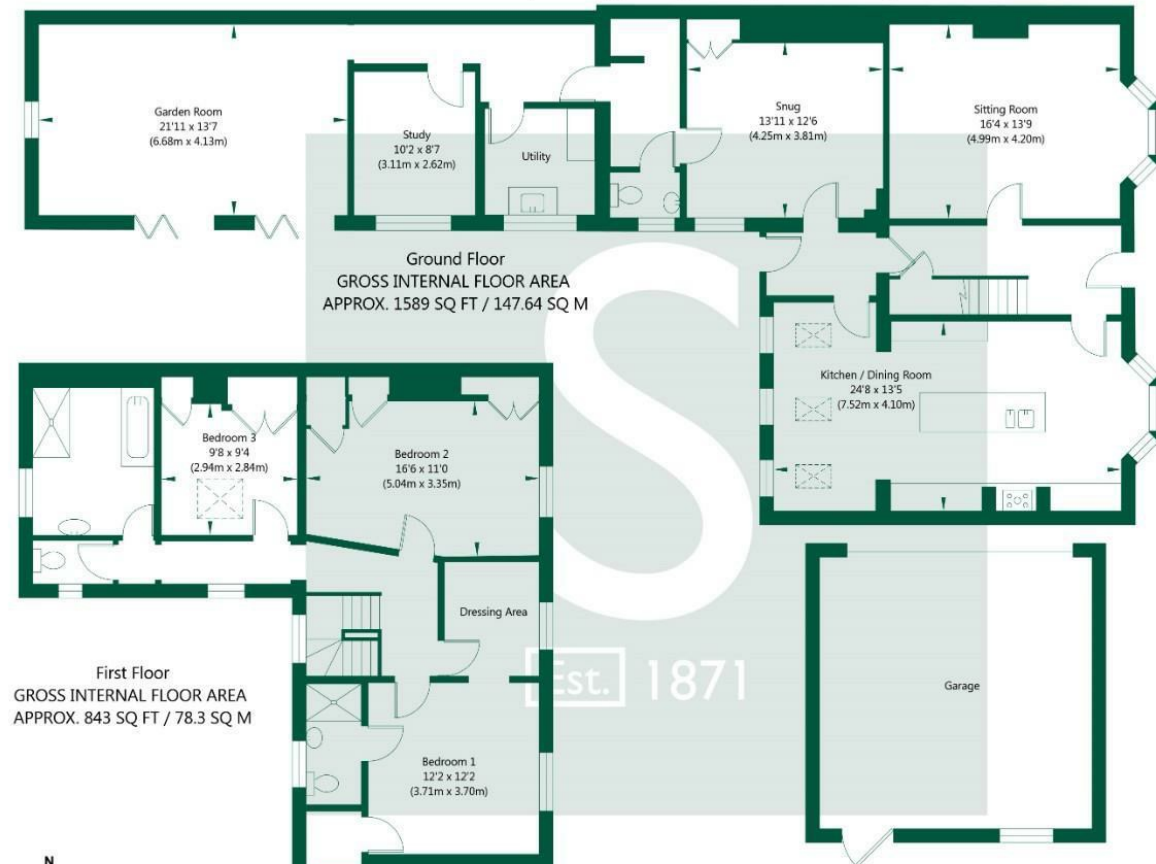
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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 2432 SQ FT / 225.94 SQ M - (Excluding Garage)
 All Measurements and fixtures including doors and windows are approximate
 and should be independently verified.
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