



Howlett Close, Easingwold Guide Price £625,000

A stunning 5 double bedded detached property, built in 2015 by the highly regarded Daniel Gath Homes and providing over 2,125 sq ft of living space across 3 floors that includes a sitting room, study, dining kitchen and living room plus a luxuriously appointed principal bedroom suite, 2 further en-suite shower rooms and a stylish family bathroom.

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Inside

A 22'6" (6.86m) long reception hall with under stairs storage cupboard and cloakroom/wc leads off into a study and a spacious 17'11" (5.46m) long sitting room with feature fireplace. The impressive L-shaped dining kitchen and living room provides access out into the rear garden off the living area and a superbly appointed kitchen that provides quartz worktops and generous storage complemented a range of integrated appliances and a utility room leading off.



The first floor landing leads off into 4 double bedrooms (2 with stylish en-suite shower rooms and 2 with fitted wardrobes) and a beautifully appointed house bathroom.

The second floor features a stunning 400 sq ft principal bedroom that includes a dressing room and a luxurious en-suite bathroom with freestanding bath tub and separate walk-in shower.

Other internal features of note include oak interior doors throughout, double glazing and a gas fired central heating system to radiators.



Outside

A generous gravel driveway provides parking and access into a detached double garage with light, power and a remote control door.

The beautifully landscaped rear garden features a lawn, raised flowerbed borders and expansive paving providing 3 seating areas connected by pathways complemented by an outdoor kitchen prep station.

Services

We have been advised by the vendor that all main services are connected to the property.

Energy Efficiency

This property's current energy rating is B (81) and has the potential to be improved to an EPC of B (87).

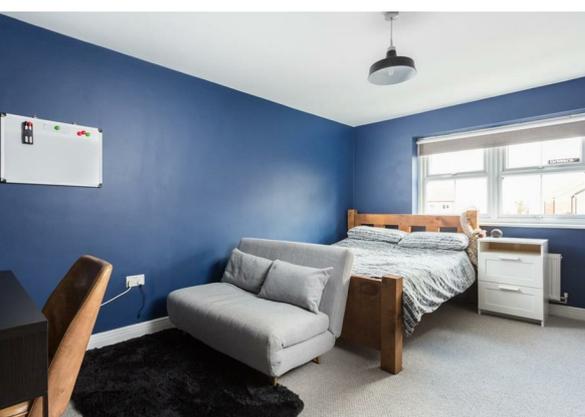
Council Tax & Postcode

This property sits within North Yorkshire Council and is in the tax band of F. The postcode for the property is YO61 3FU.



Tenure

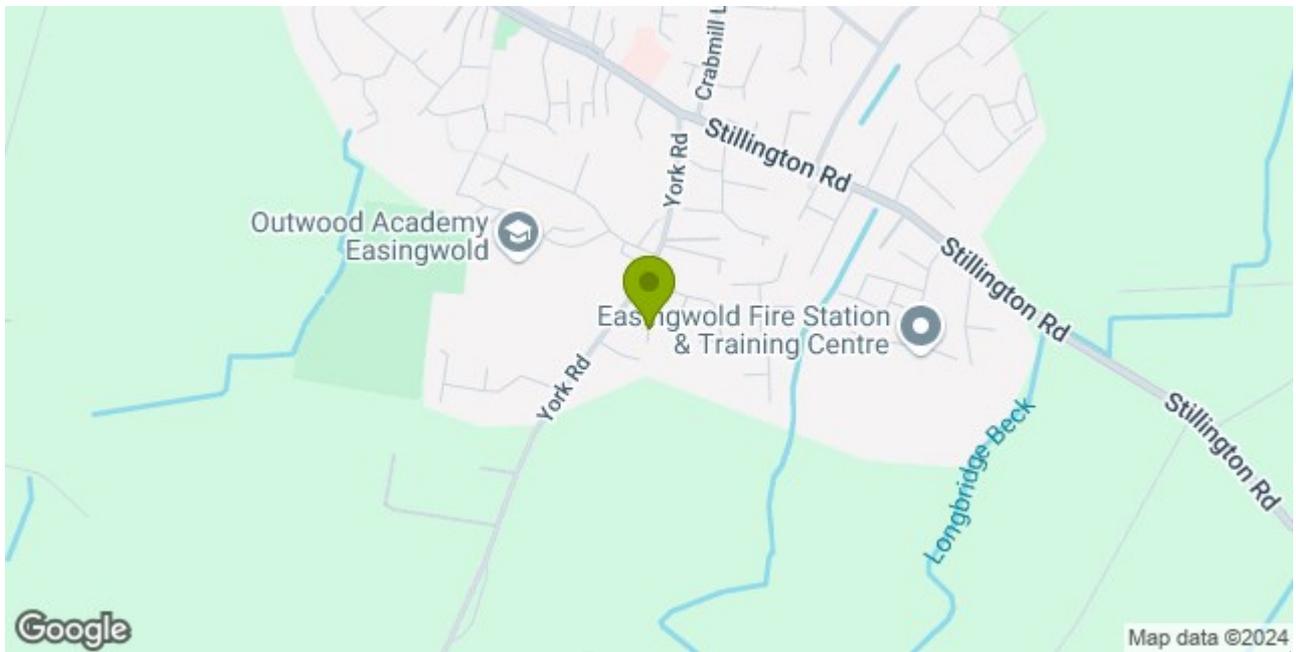
We have been informed by the vendor that the property is freehold.



Howlett Close, Easingwold, York, YO61 3FU



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 2128 SQ FT / 197.65 SQ M - (Excluding Garage)
 All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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