



Mallard Close, Easingwold Guide Price £425,000

A fabulous 3 bedroom detached property in an enviable cul-de-sac location built in 2021 by the highly regarded local developer Daniel Gath Homes to feature a reception hall with cloakroom/wc, generous sitting room, impressive dining kitchen, utility room, principal bedroom with stylish en-suite shower room, 2 further bedrooms and a bathroom.

*** LAWNED GARDENS & A DETACHED SINGLE GARAGE ***

Inside

A reception hall with cloakroom/wc leads off into a generous sitting room and an impressively appointed 18'6" (5.64m) long dining kitchen with integrated appliances, double doors opening out into the rear garden and a useful utility room leading off.

The first floor land leads off into a principal bedroom with fitted wardrobes and stylish en-suite shower room, 2 further bedrooms (both with rural glimpses) and a house bathroom.

Other internal features of note include gas fired radiator central heating, double glazing, oak interior doors throughout and the residue of a 10 year structural warranty.

Outside

The front garden is mainly laid to lawn and a tandem length driveway to the side provides parking and access into a detached single garage. The rear garden is enclosed and features a lawn and a paved seating area.

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 (84) and has the potential to be improved to an EPC of A (94).

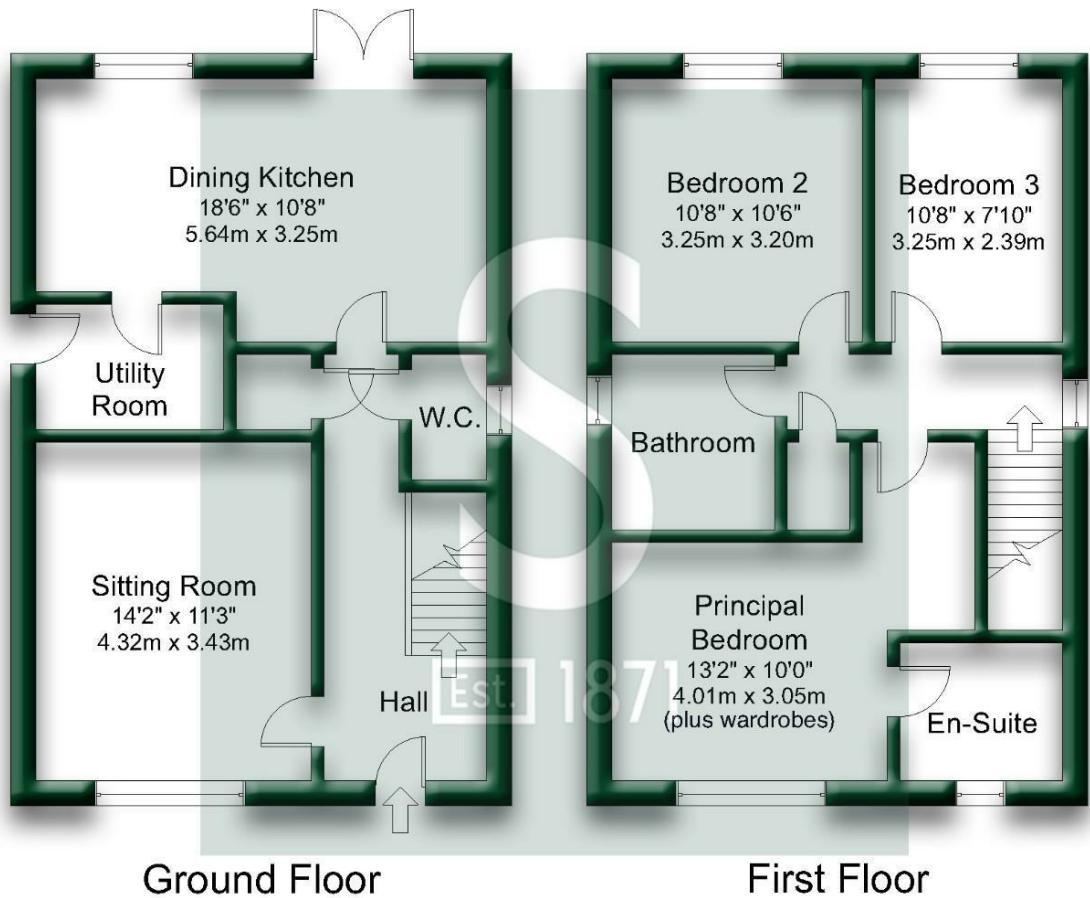
Council Tax & Postcode

This property sits within North Yorkshire Council and is in the tax band of E. The postcode for the property is Y061 3SG.

Tenure

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





Gross internal floor area (approx.): 100.3 sq m (1,080 sq ft)

Not to Scale. Copyright © Apex Plans.



Stephensons

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Partners

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| I E Reynolds BSc (Est Man) FRICS |
| R E F Stephenson BSc (Est Man) MRICS FAAV |
| N J C Kay BA (Hons) pg dip MRICS |
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