



## 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 YO61 3SG.

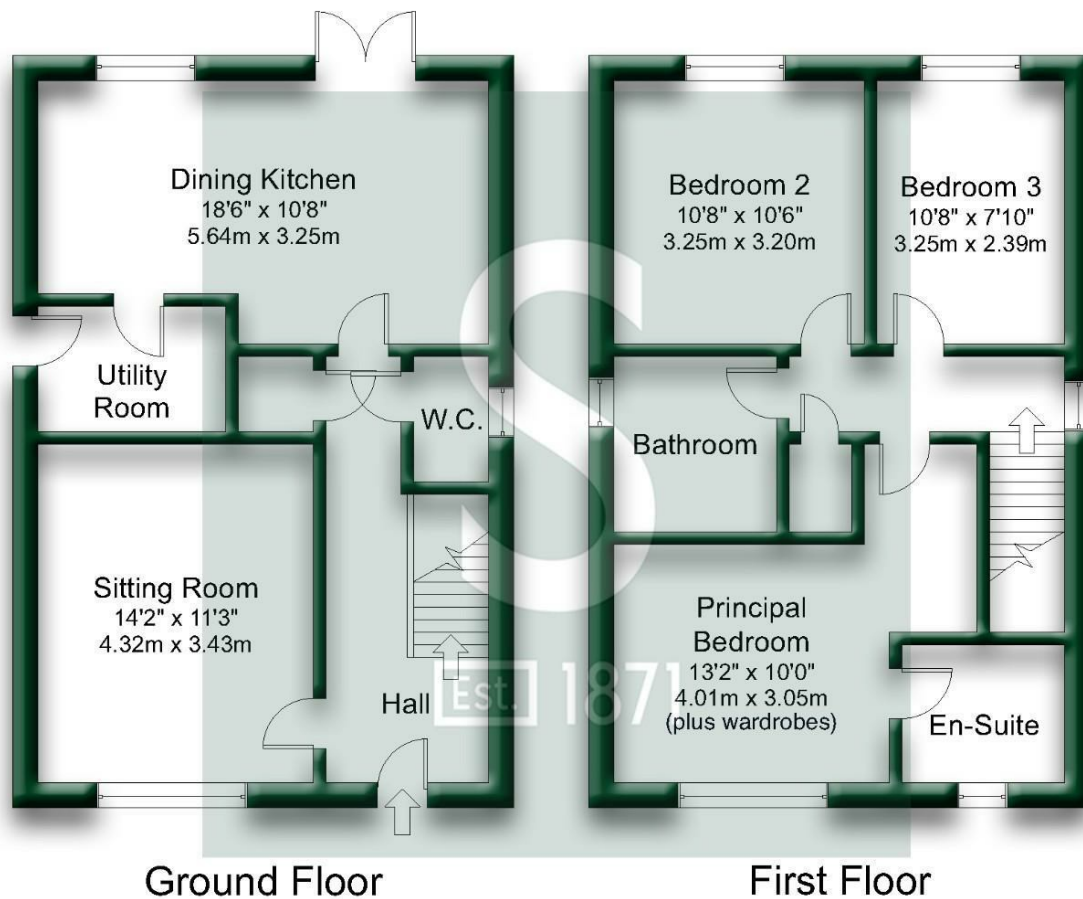


## Tenure

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)

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## Stephensons

York	01904 625533
Knaresborough	01423 867700
Selby	01757 706707
Boroughbridge	01423 324324
Easingwold	01347 821145
York Auction Centre	01904 489731
Haxby	01904 809900

## Partners

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 I E Reynolds BSc (Est Man) FRICS  
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 N J C Kay BA (Hons) pg dip MRICS  
 O J Newby MNAEA  
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## Associates

CS Hill FNAEA  
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