



## Apple Garth, Easingwold Guide Price £475,000

An exciting opportunity to update and cosmetically improve a 4 bedroom detached property located on the rural fringes of Easingwold, yet within walking distance of the Market Place along Uppleby. Features include a sitting room, conservatory, 23'8" (7.21m) long dining kitchen, utility room and an en-suite shower room to the primary bedroom complemented by corner plot gardens and an attached double garage.

\*\*\* NO ONWARD CHAIN \*\*\*

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## Inside

A reception hall with understairs storage cupboard and cloakroom/wc leads off into a dual aspect sitting room with a feature fireplace housing a coal effect electric fire, bow window overlooking the front garden and a door leading into a 23'8" (7.21m) long dining kitchen that features a gas fired Aga, granite worktops and a range of "antique" pine base and wall storage cupboards complemented by sliding double glazed doors off the dining area into the rear garden and a double glazed conservatory leading off that enjoys rural glimpses and double doors providing further access out into the rear garden.



The ground floor also features a useful utility room with freestanding appliance space and a side porch with access out into the side garden and a door into the attached double garage.



The first floor landing leads off into a principal bedroom with fitted wardrobes and en-suite shower room, 3 further bedrooms (2 with built-in and fitted wardrobes) and a bathroom with both a compact Carronite bath for the elderly and a separate walk-in shower.

Other internal features of note include double glazing and a gas fired central heating system.

## Outside

A driveway at the front of the property provides parking and access into an attached double garage with up and over door and power, light and water connected.



The "corner plot" side and rear gardens enjoy a high degree of privacy and although overgrown currently, they feature a lawn, a number of maturing trees, greenhouse and a timber built garden shed.

## Tenure

Freehold

## Services/Utilities

Mains gas, electricity, water and sewerage are understood to be connected.

## Broadband Coverage

Up to 76\*Mbps download speed

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

## EPC Rating

D

## Council Tax

E - North Yorkshire Council

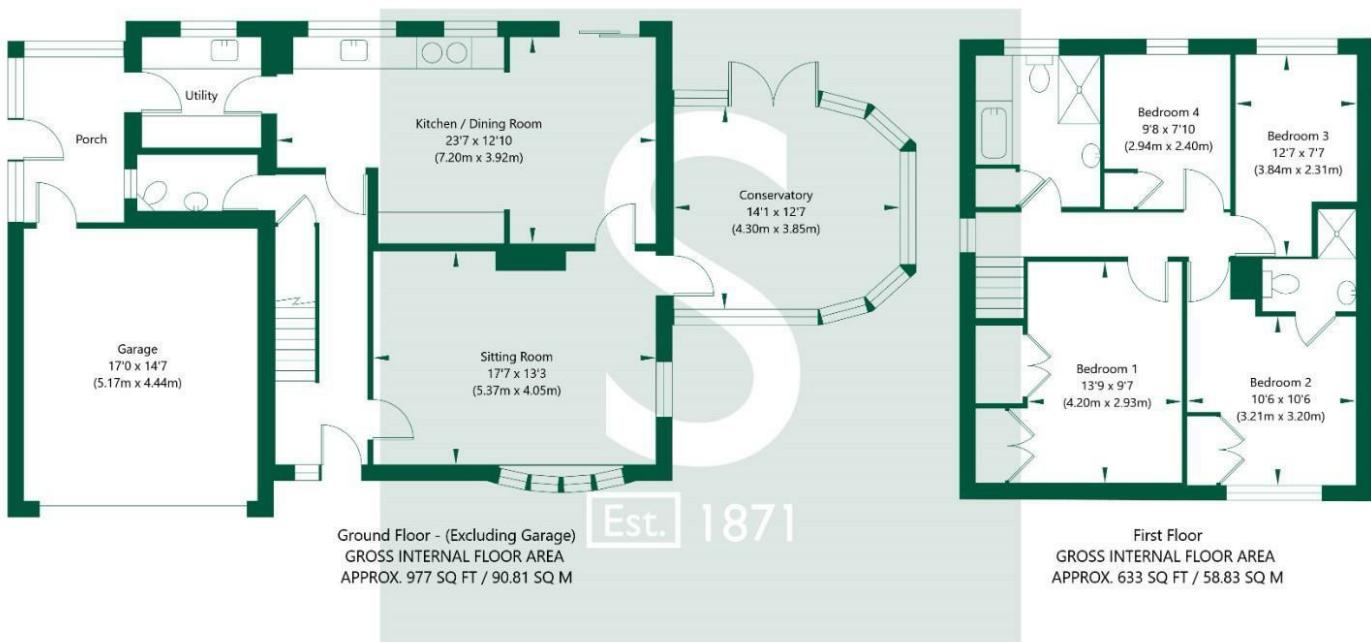


## Current Planning Permissions

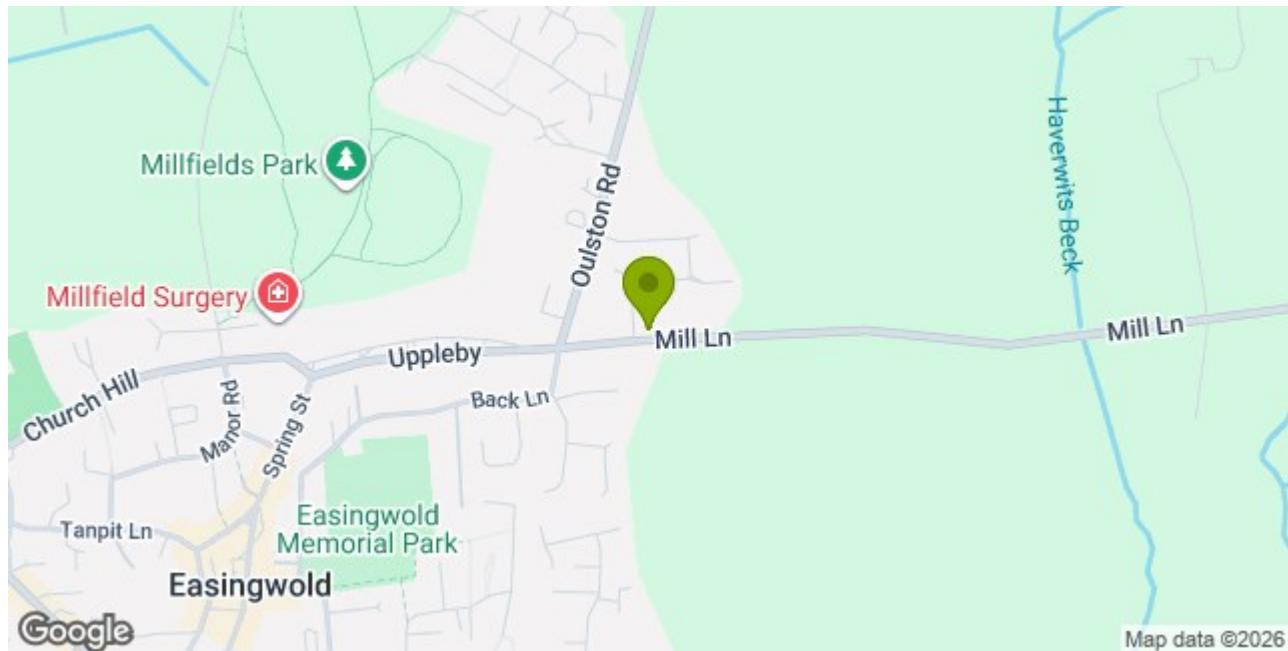
No current valid planning permissions

## Viewings

Strictly via the selling agent - Stephensons Estate Agents, Easingwold



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1610 SQ FT / 149.64 SQ M - (Excluding Garage)  
All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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