



## New Inn Lane, Easingwold £280,000

A fabulous 2 bedroom semi-detached property situated within a stones throw of Easingwold's bustling Market Place. Features include a downstairs wc, spacious sitting room, stylish dining kitchen, 2 double bedrooms and a shower room, complemented by a car port, single garage and a walled rear garden.

\*\*\* GREAT LOCATION \*\*\*

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## Inside

A useful entrance lobby opens into a generous sitting room with feature fireplace and a stylish dining kitchen that features generous storage and a full range of integrated appliances (gas hob, fan assisted oven and grill, dishwasher, washing machine, tumble dryer, fridge and freezer) complemented by a cloakroom/wc leading off and a double glazed door opening out into the idyllic rear garden.

The first floor landing leads off into an impressive principal bedroom with fitted wardrobes, second double bedroom and a shower room with heater towel rail and a walk-in shower.

Other internal features of note include double glazing, a gas fired central heating system and drop down loft ladder access off the landing.

## Outside

A driveway and car port to the side of the property provides parking and access into a brick built single garage with remote control roller door.

The delightful walled rear garden provides an attractively landscaped low maintenance area with a rustic red brick backdrop.

## Tenure

Freehold

## Services/Utilities

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

## Broadband Coverage

Up to 1600\* Mbps download speed

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

## EPC Rating

C - 69

## Council Tax

C - North Yorkshire Council

## Current Planning Permissions

No current valid planning permissions

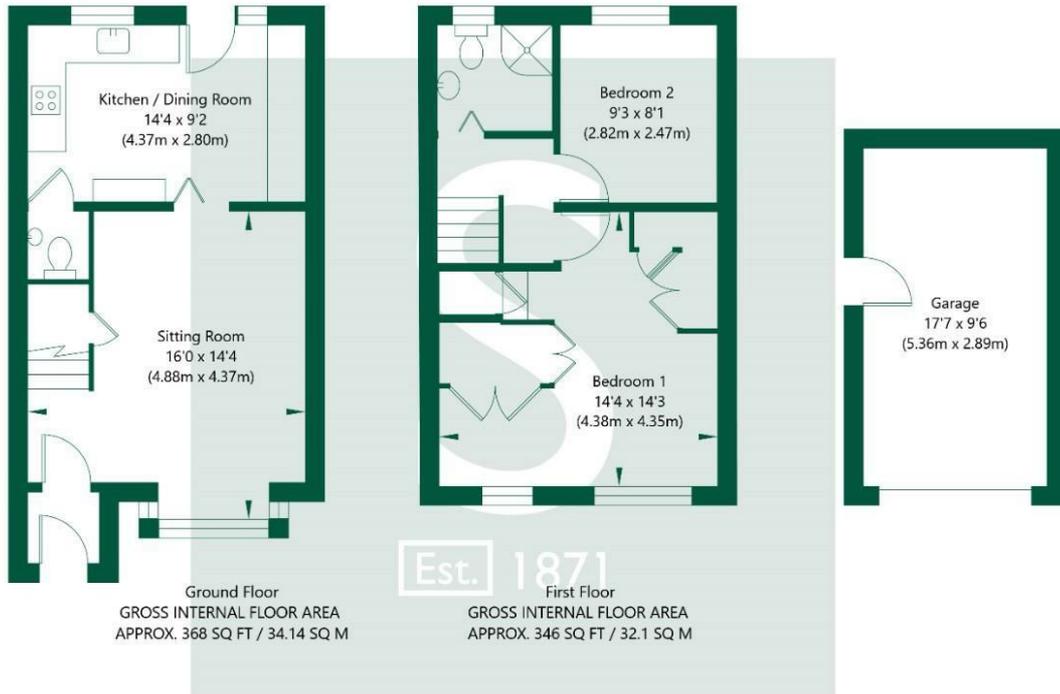
## Imagery Disclaimer

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## Viewings

Strictly via the selling agent - Stephenson's Estate Agents, Easingwold

New Inn Lane, Easingwold, York, YO61 3PH



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 714 SQ FT / 66.24 SQ M - (Excluding Garage)  
 All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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