

Uppleby, Easingwold Guide Price £475,000

*** WATCH OUR SOCIAL MEDIA REEL NOW *** A quite remarkable new home on an idyllic tree lined avenue just a short walk from Easingwold's bustling Market Place. Rebuilt in 2024, this stunning property features luxurious living space across 3 floors and a south facing "lock up & go" rear courtyard, complemented by a parking space on Back Lane.

*** PANORAMIC ROOFTOP VIEWS ACROSS EASINGWOLD & THE VALE OF YORK ***

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Ground Floor

A reception hall leads off into a snug and a stunning 24'7" (7.49m) long dining kitchen and living area that features 2 roof lanterns with remote control sun screens and bi-folding doors opening out into a fabulous south facing courtyard. The kitchen provides a range of contemporary storage cupboards and 30mm thick "Charcoal Marble" quartz worktops incorporating a dining bar and preparation peninsular, complemented by a Quooker boiling water tap, waste disposal unit and a high specification range of Miele integrated appliances including an induction hob with down draft extractor, eye-level twin ovens and grill, dishwasher and a full height fridge.

The ground floor also features a cloakroom/wc and a useful utility room with integrated full height freezer, washing machine & dryer.

First Floor

The first floor features a generous storage cupboard and doors leading off into 2 double bedrooms and a stylish house bathroom with built-in storage, heated towel rail and a mist free illuminated mirror.

Second Floor

The 2nd floor features a quite astonishing principal bedroom suite that includes a spacious dressing room/home office, luxurious en-suite bathroom with contemporary freestanding bathtub, stunning walk-in shower, mist free illuminated mirror and magnificent rooftop views across Easingwold and the Vale of York beyond courtesy of a box bay dormer window with a multi function bi-folding window.

Other interior features of note include double glazing, Cat 6 cabling throughout and a new gas fired central heating system that provides underfloor heating on the ground floor and radiators on both the first and second floors.

Outside

Leading off the dining kitchen and living space, bi-fold doors open out onto a delightful south facing "lock up & go" courtyard with wheelie bin store and a gated pedestrian right of way across a neighbouring garden (No.25) leading down to an allocated parking space on Back Lane.

Agent's Note

Please note that a building plot to the rear of this property on Back Lane is currently available to buy by separate negotiation with further details available upon request.

Planning permission was granted by North Yorkshire Council on 4th March 2024 for a "new detached dwelling in garden plot" that will provide approximately 1,133 sq ft (105.25 sq ft) of living space over 2 floors.

Planning Reference - ZB23/01703/FUL

An electronic copy of the approved plans are available from the selling agent upon request or they can be viewed online through North Yorkshire Council's open access portal by copying and pasting the following web address:

<https://planning.hambleton.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>

Please also note that the proposed development is liable under the Community Infrastructure Levy Charging Schedule. Details of the charging schedule are available on the council website on the North Yorkshire Council website.

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

Council Tax

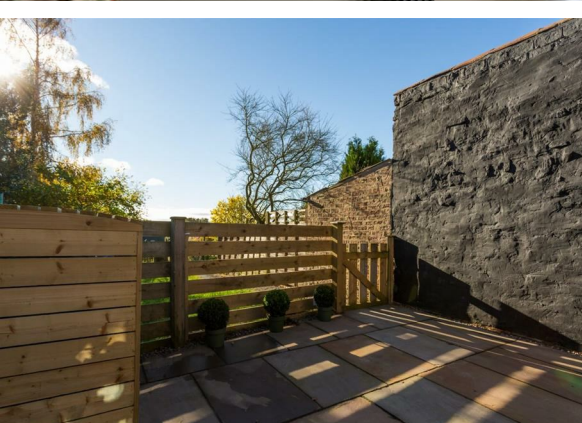
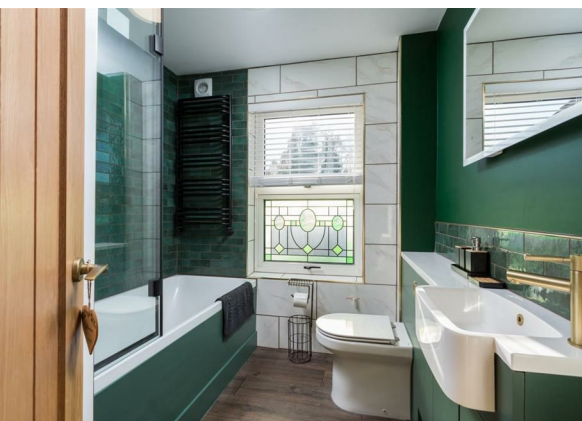
C - North Yorkshire Council

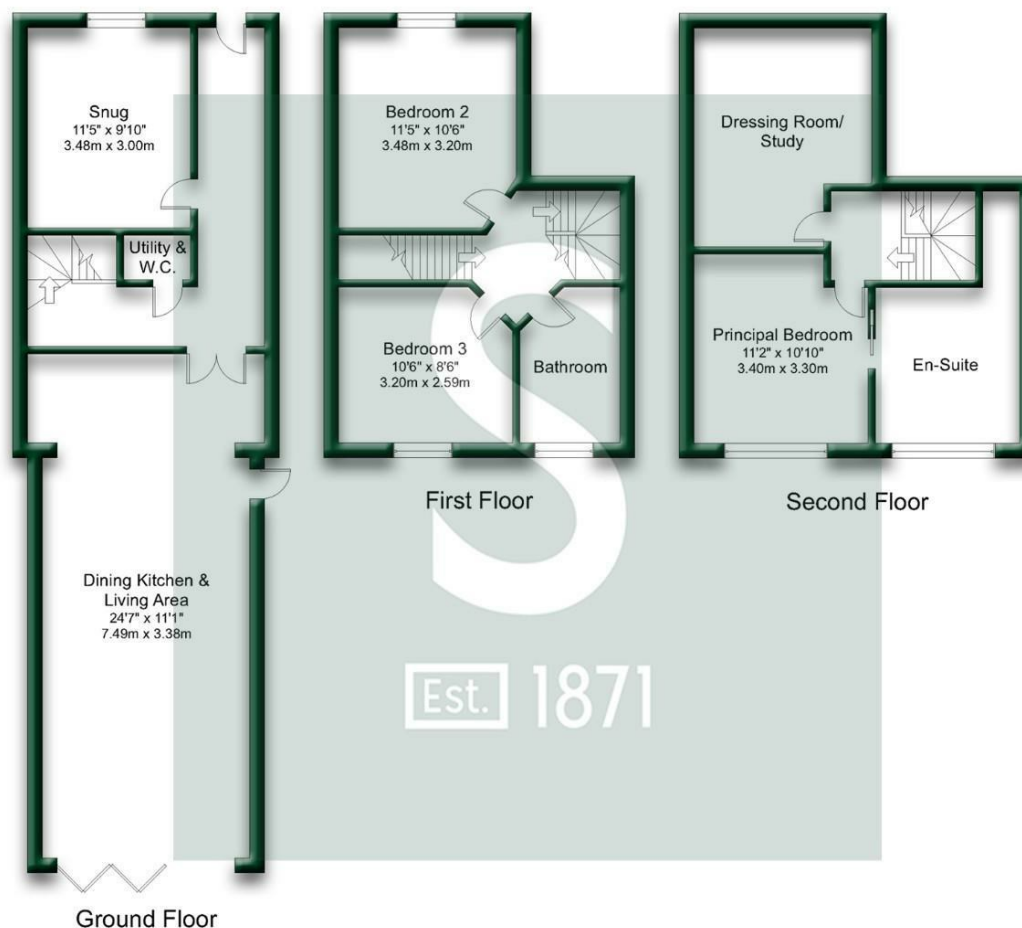
Current Planning Permissions

North Yorkshire Council Planning Reference - ZB23/01703/FUL

Viewings

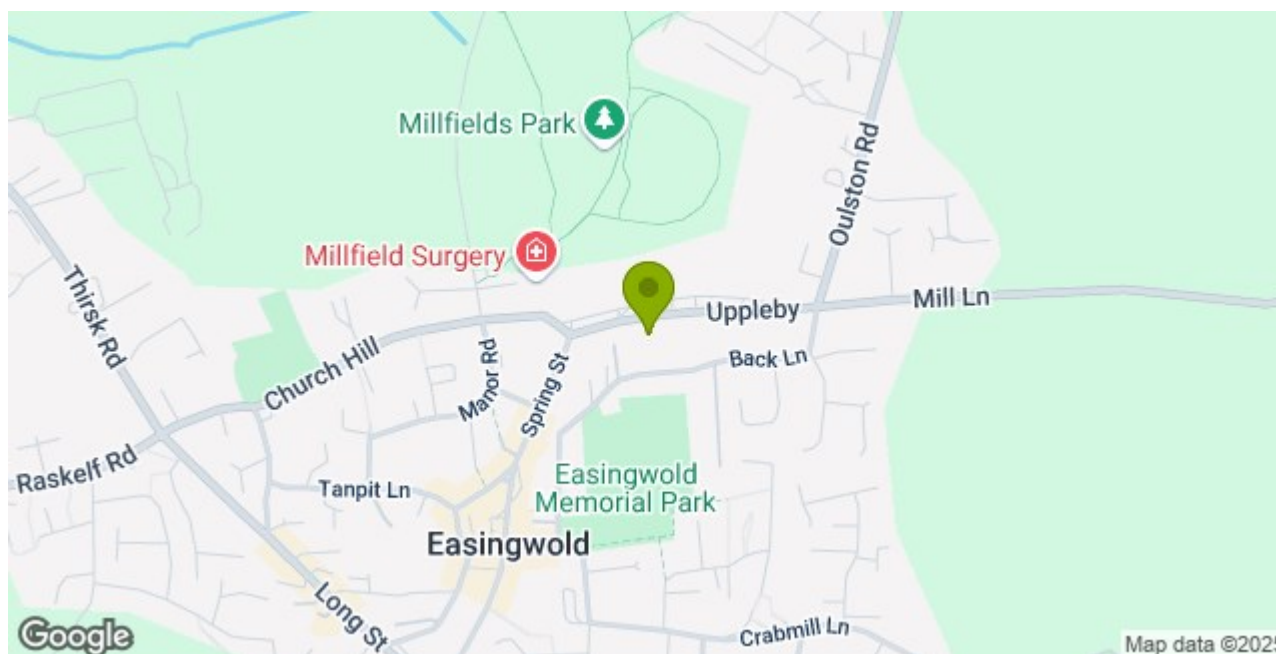
Strictly via the selling agent - Stephensons Estate Agents, Easingwold





Gross internal floor area (approx.): 123 sq m (1,324 sq ft)

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