



Thornlands, Easingwold Guide Price £350,000

An exciting opportunity to cosmetically update and generally improve a 3 bedroom detached property featuring a larger than average rear garden and far reaching rural views. The property which presents prospective buyers with a blank canvas to update the original 1980's fixtures, fittings and decoration, currently offers a reception hall with cloakroom/wc, 2 formal reception rooms, kitchen, 3 bedrooms and bathroom, complemented by an attached single garage and a plot extending to almost .20 of an acre in total.



Inside

A surprisingly spacious reception hall with cloaks storage cupboards and wc leads off into a generous 18'2" (5.53m) long sitting room with deep silled bow window and a formal dining room with rear garden views. Leading off the dining room (and presenting an opportunity to knock through) is a 15'10" (4.82m) long kitchen featuring the original 1980's units and a double glazed door out into the rear garden.

The first floor landing leads off into 2 double bedrooms (1 with en-suite washroom and 1 with fitted wardrobes and rear garden views), 1 single bedroom with built-in wardrobe and the original bathroom which currently includes a bath, bidet, basin, wc and separate shower.

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

Outside

The front garden is mainly laid to lawn and a driveway provides parking and access into an attached single garage.

The larger than average rear garden is predominantly laid to lawn and enjoys far reaching rural views from the rear boundary.

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 D (66) and has the potential to be improved to an EPC of B (84).

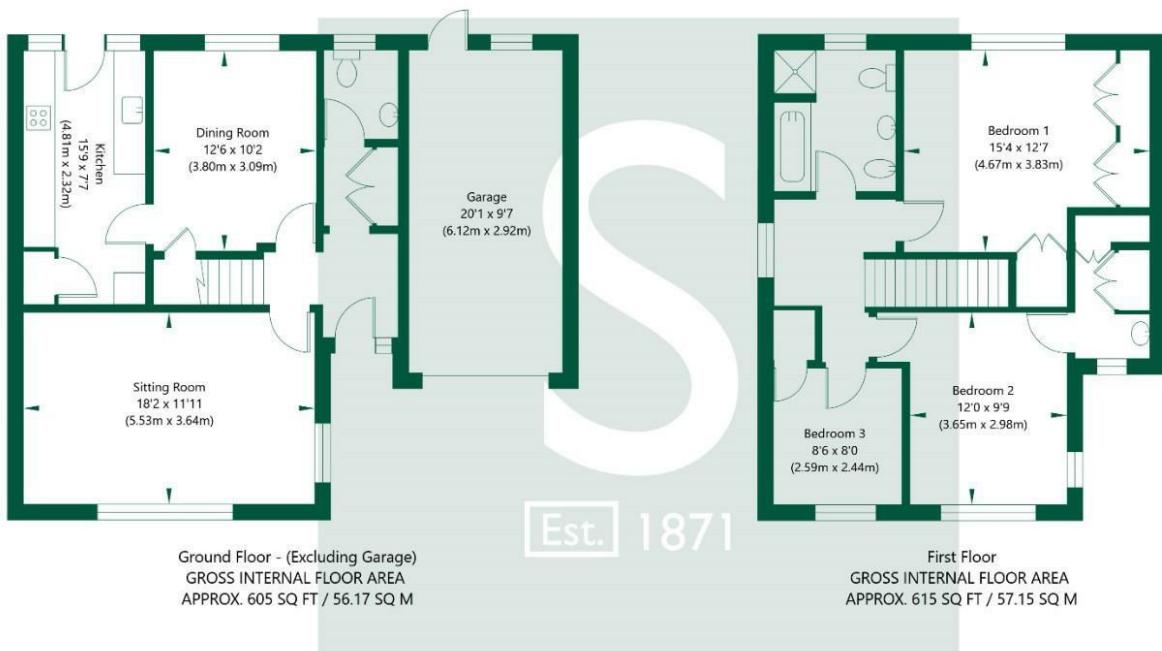
Council Tax & Postcode

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

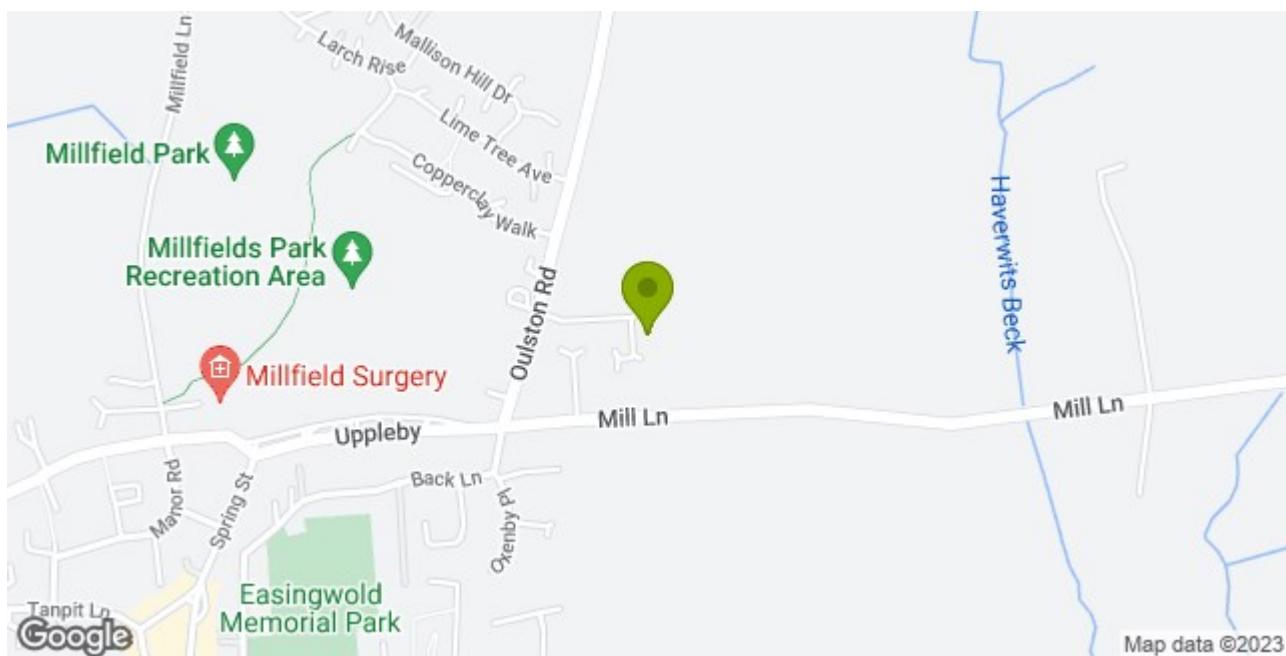
Tenure

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





NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1220 SQ FT / 113.32 SQ M- (Excluding Garage)
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
www.exposurepropertymarketing.com © 2023



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

J F Stephenson MA (cantab) FRICS FAAV
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
O J Newby MNAEA
J E Reynolds BA (Hons) MRICS
R L Cordingley BSc FRICS FAAV
J C Drewniak BA (Hons)

Associates

CS Hill FNAEA
N Lawrence

