



## Stonefield Garth, Easingwold Guide Price £389,995

A surprisingly spacious 2 bedroom detached bungalow enjoying an enviable cul-de-sac location and featuring a large living room, dining kitchen and utility room, formal dining room and conservatory, principal bedroom with en-suite shower room, 1 further bedroom and a bathroom complemented by larger than average single garage and a delightful rear garden.

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

## Inside

An entrance lobby with cloakroom/wc leads into a spacious 18'8" (5.68m) long sitting room with a feature fireplace housing a coal effect gas fire. The 17'3" (5.25m) long dining kitchen provides a range of base and wall storage cupboards and integrated appliances (eye-level oven and grill, hob, fridge and dishwasher) complemented by useful utility room leading off providing further appliance space, rear garden access and a personnel door into the garage.



An inner hallway leads off into a formal dining with an adjoining conservatory, the principal bedroom with fitted wardrobes, en-suite shower room and rear garden views plus one further bedroom and a bathroom with the original coloured suite providing a buyer with an opportunity to update, replace and restyle to their own taste.



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

## Outside

The front garden is mainly laid to lawn and a driveway provides parking and access into a 17'10" (5.43m) long single garage with power, light and roller door.



The delightful rear garden has been beautifully landscaped to feature a lawn, well stocked flowerbed borders and 2 paved seating areas.

## 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 (67) and has the potential to be improved to an EPC of B (82).

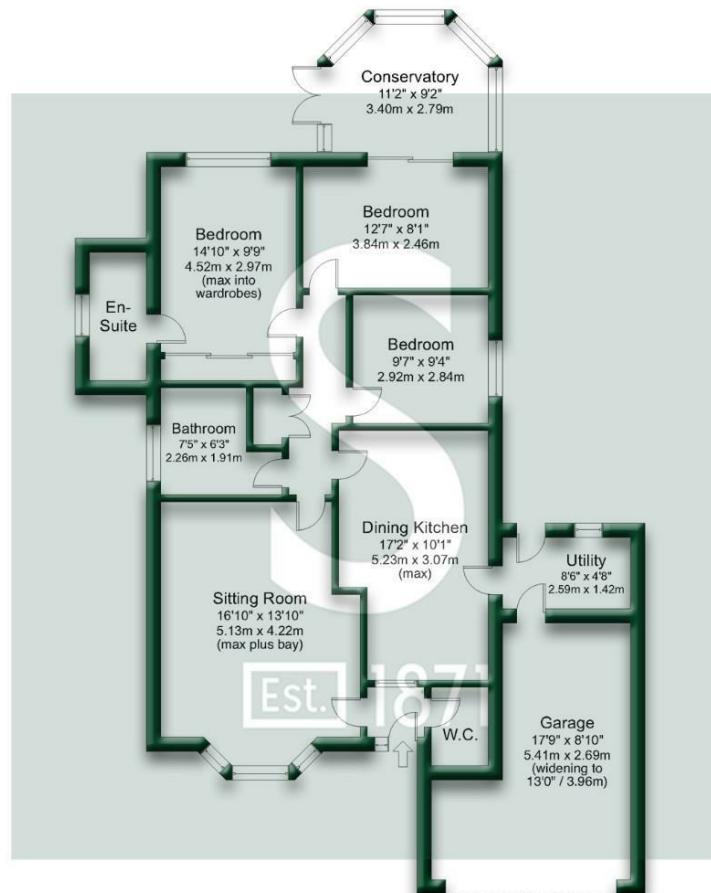
## Council Tax & Postcode

This property sits within Hambleton District Council and is in the tax band of E. The postcode for the property is Y061 3NW.

## Tenure

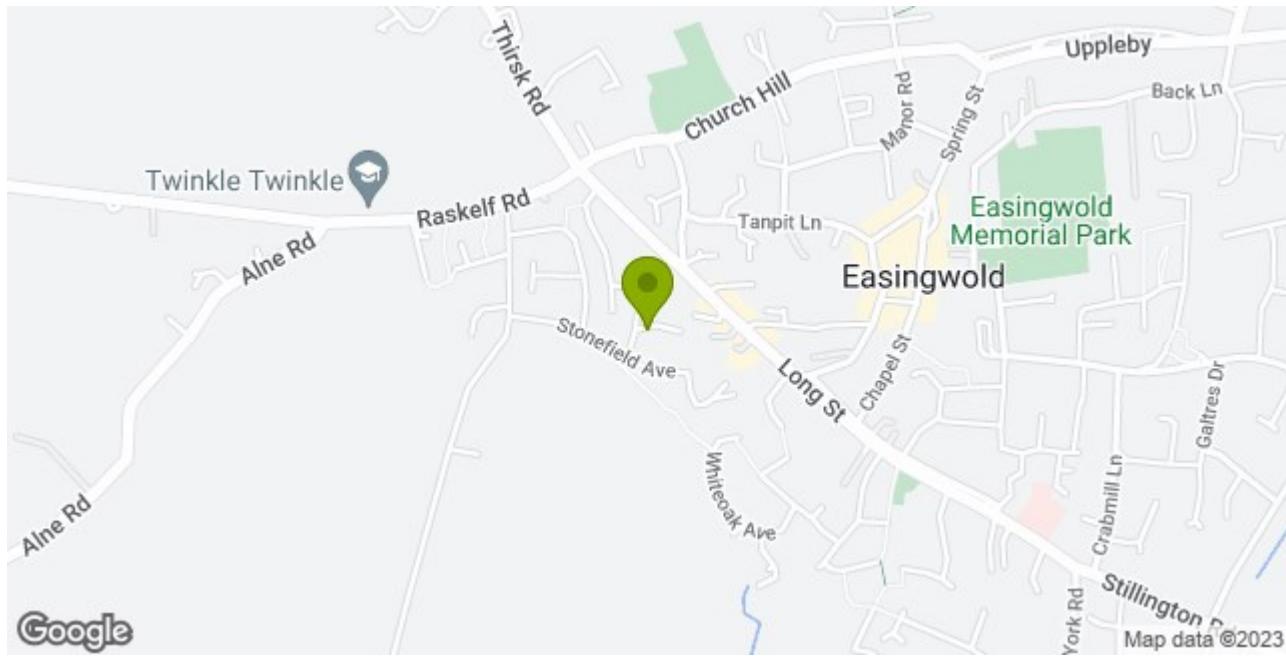
We have been informed by the vendor that the property is freehold.





Gross internal floor area excluding Garage (approx.): 105.5 sq m (1,136 sq ft)

Not to Scale.  
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## Stephensons

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| York                | 01904 625533 |
| Knaresborough       | 01423 867700 |
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| Boroughbridge       | 01423 324324 |
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| York Auction Centre | 01904 489731 |
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## Partners

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| 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

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| CS Hill FNAEA |
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