



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

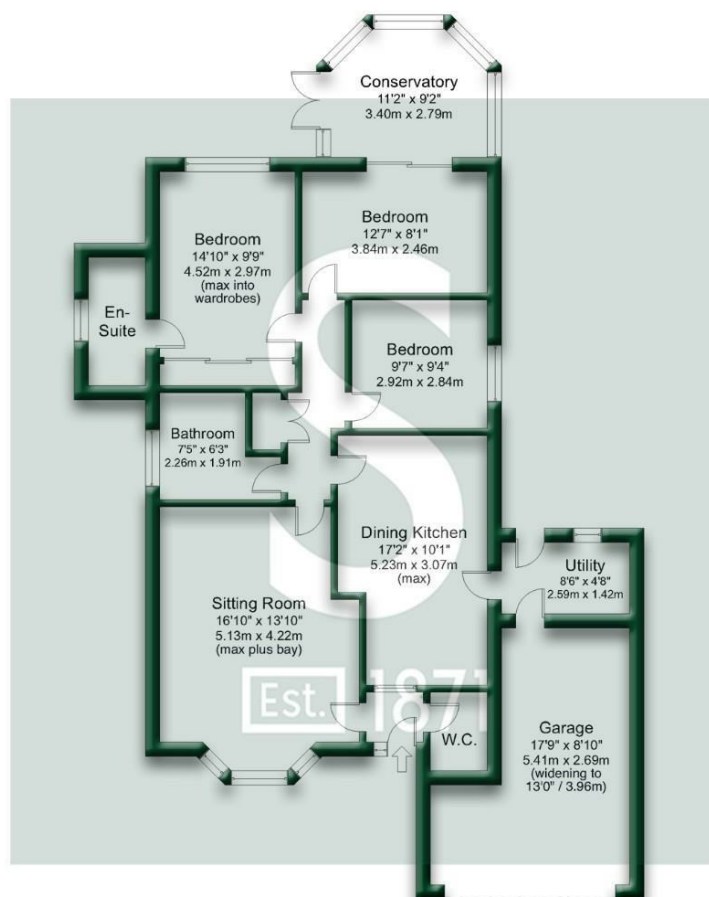
This property's current energy rating is D (67) and has the potential to be improved to an EPC of B (82).

Council Tax & Postcode

This property sits within Hambleton District Council and is in the tax band of E. The postcode for the property is YO61 3NW.

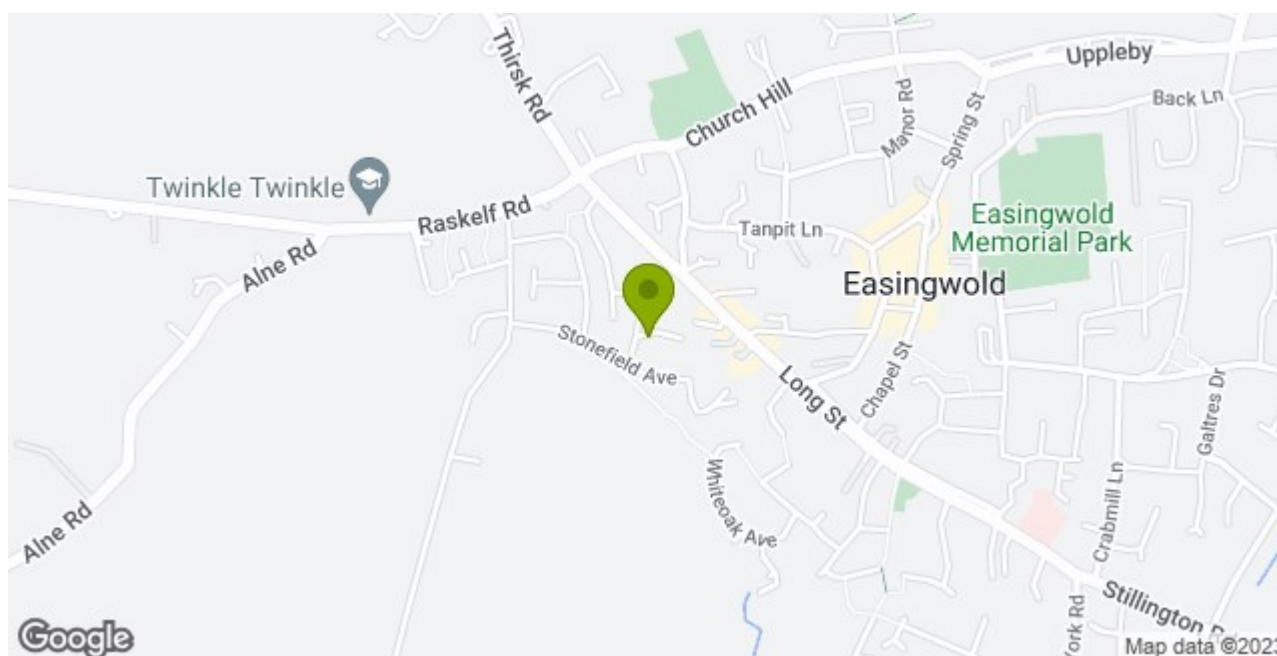
Tenure

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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