

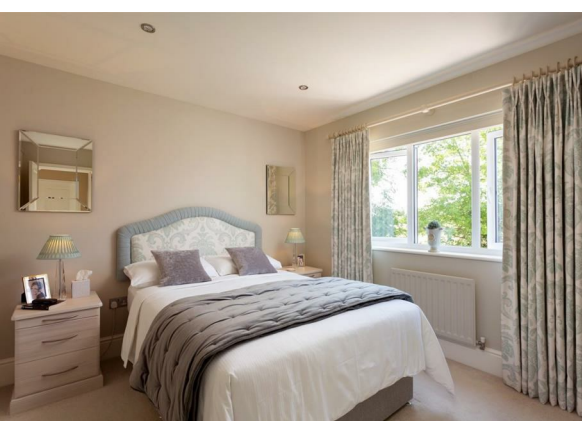


## Hurns Way, Easingwold Guide Price £525,000

An outstanding 2015 built 4 bedroom detached property enjoying an enviable cul-de-sac position and featuring beautifully presented living accommodation to include a sitting room, stunning L-shaped dining kitchen & living area, utility room, principal bedroom with en-suite shower room, 3 further bedrooms and a bathroom.

\*\*\* DOUBLE GARAGE, LANDSCAPED GARDENS & SEMI-RURAL VIEWS \*\*\*





## Inside

A reception hall with cloakroom/wc leads off into a sitting room with feature fireplace and a stunning L-shaped dining kitchen and living room area that features a superbly appointed kitchen that includes extensive silestone worktops, generous storage and pull-out larder plus a range of integrated appliances (hob, double oven, fridge/freezer and dishwasher) complemented by a useful utility room off the dining area and sliding double glazed doors off the living area allowing access out into the delightful rear garden. The spacious first floor landing leads off into a superbly appointed master bedroom with built-in wardrobes and en-suite shower room, 3 further bedrooms (1 with further fitted wardrobes) and a family bathroom.

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

## Outside

Externally a double width driveway providing parking and access into a detached double garage (19'0" x 18'6") with remote control door and the front garden enjoys a semi-rural outlook. The rear garden enjoys a high degree of privacy and has been beautifully landscaped to features an expansive paved seating terrace and meandering pathways that take in a host of specimen shrubs and well stocked flowerbeds, sculptured box hedging and ultimately leads you to a summerhouse in just the most perfect position.

## Services

We have been advised by the vendor that all main services are connected to the property.

## Energy Efficiency

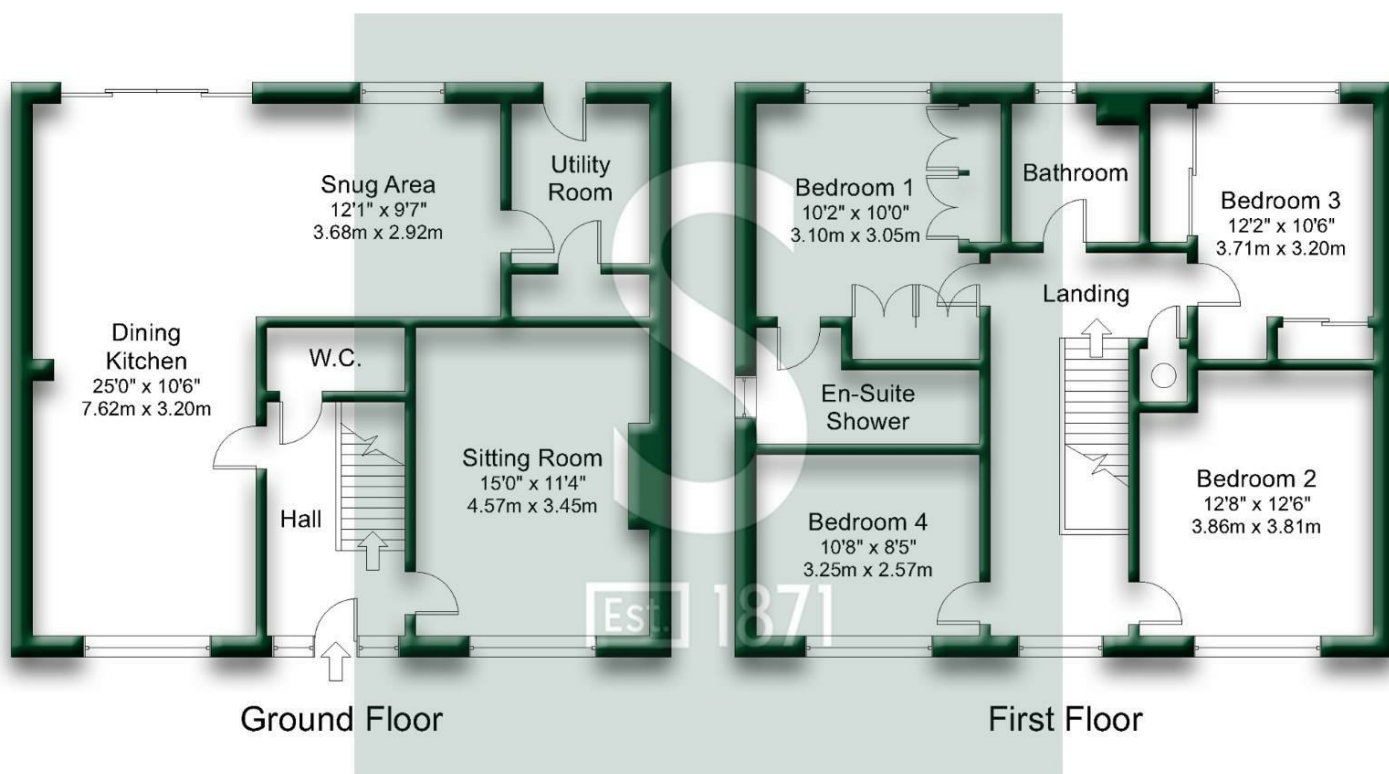
This property's current energy rating is B (84) and has the potential to be improved to an EPC of A (92).

## Council Tax & Postcode

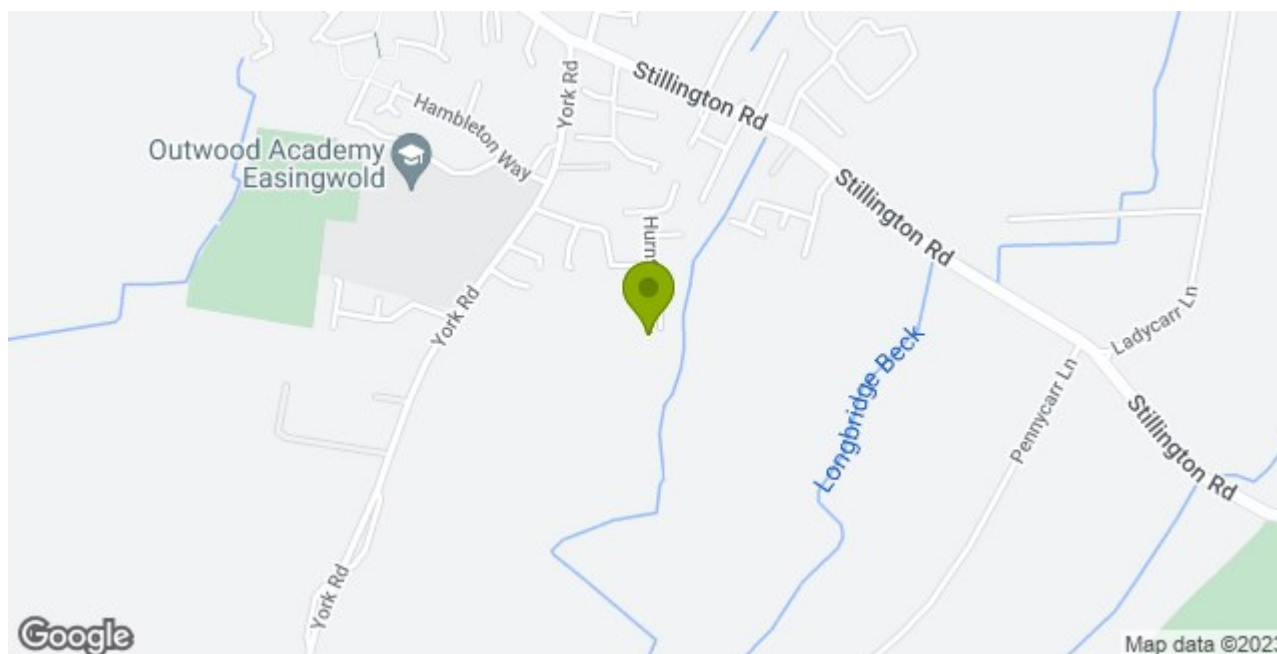
This property sits within North Yorkshire Council and is in the tax band of F. The postcode for the property is YO61 3FR.

## Tenure

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



Gross internal floor area (approx.): 138 sq m (1,485 sq ft) Not to Scale. Copyright © Apex Plans.



## Stephensons

York	01904 625533
Knaresborough	01423 867700
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## Partners

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## Associates

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