



Oak Lea, Croft Close, Easingwold, York YO61 3DB

Stephensons



A surprisingly spacious 2 bedroom barn conversion offered with no onward chain, enjoying a backwater location and situated within walking distance of Easingwold's bustling Market Place. The living accommodation on offer includes a reception hall with cloakroom/wc, generous living room, dining kitchen, 2 bedrooms and a bathroom with both and separate walk-in shower complemented by 2 tandem parking spaces and a walled garden.

Hambleton District Council - Tax Band D

Viewings via Easingwold Office 01347 821145



A reception hall with cloakroom/wc leads off into a 17'5" long living room with double doors opening out into the garden and a dining kitchen featuring a range of base and wall storage cupboards, built-in gas hob, fan assisted electric oven and further freestanding appliance space.

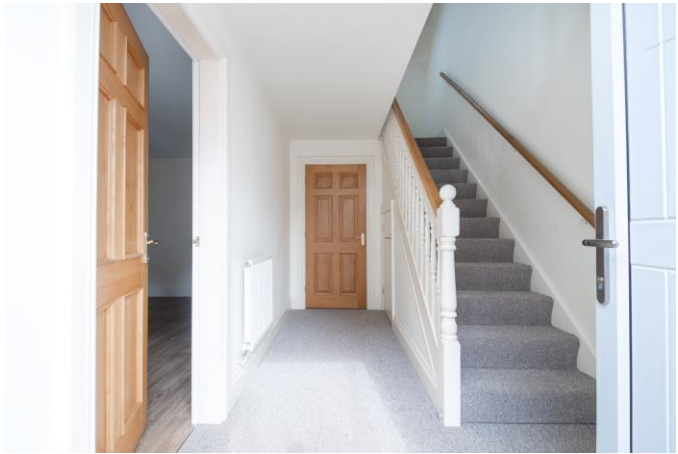
The spacious first floor landing features a high vaulted ceiling and doors leading off to 2 bedrooms with exposed beams and a generous bathroom with period style bath tub and a separate walk-in shower.

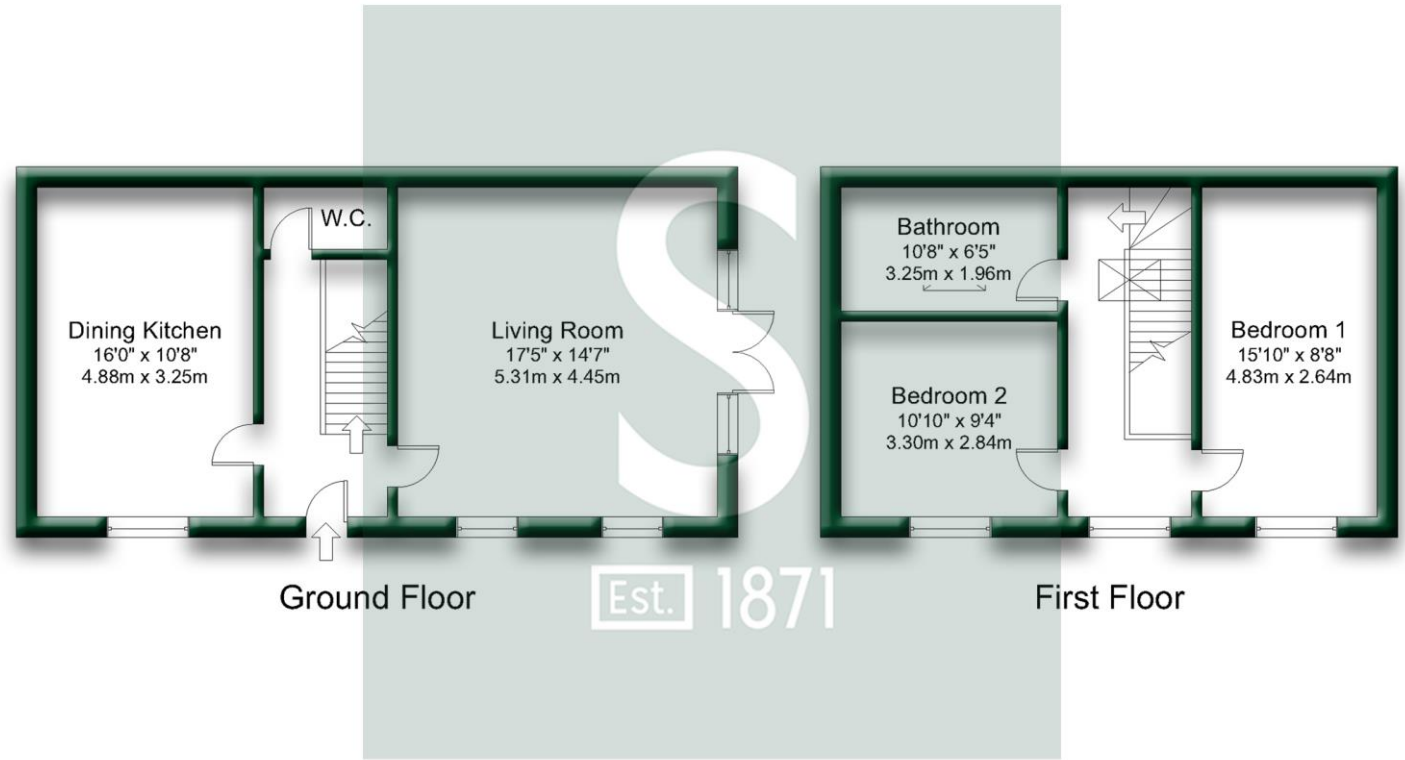
Other internal features of note include double glazing and gas fired radiator central heating.

Externally a gated shared block paved driveway with one other property provides access to 2 tandem parking spaces on the right hand side. The property also features a walled garden with small patio area, lawn, apple tree and a timber built garden shed.

The property also enjoys the benefit of a pedestrian right access across the neighbouring property to a narrow ginnel that leads out onto Chapel Street.







Gross internal floor area (approx.): 91.9 sq m (990 sq ft)

Not to Scale. Copyright © Apex Plans.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Services

We have been informed by the Vendor that all mains services are connected to the property.

Stephensons
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Haxby 01904 809900
Knaresborough 01423 867700
Selby 01757 706707
Boroughbridge 01423 324324
Easingwold 01347 821145
York Auction Centre 01904 489731

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