



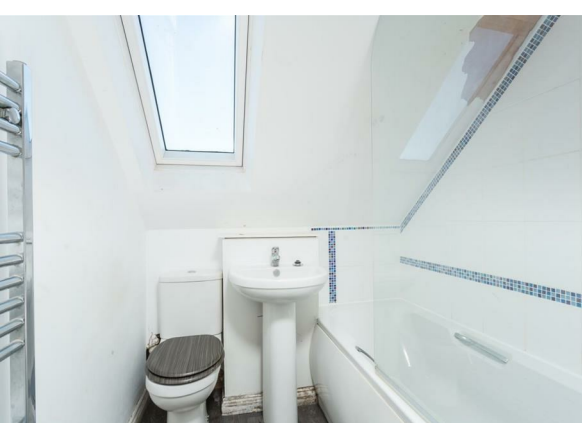
Easingwold, York

Guide Price £199,950

An exciting opportunity to cosmetically update and generally improve a surprisingly spacious semi-detached property featuring 2 first floor bedrooms and 2 bathrooms, 1 ground floor bedroom and a dining kitchen with a conservatory leading off.

*** NO ONWARD CHAIN ***

Follow Stephensons on your favourite social media platforms for exclusive video content, pre-market teasers, off market opportunities and a head start on other house hunters by getting to see many of our new listings before they appear online. Find us by searching for [stephensons1871](#).



Inside

A hallway with cloakroom/wc leads off into sitting room, ground floor 3rd bedroom and a 20'8" (6.30m) long dining kitchen with timber worktops, built-in oven and hob, storage cupboards and an opportunity for a buyer to update, replace and restyle to taste. Leading off the kitchen is a double glazed conservatory with access out into the rear garden.

The first floor features 2 double bedrooms (1 with an en-suite bathroom) and a separate bathroom.

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

Outside

External there are enclosed gardens to both front and rear with parking currently being "on street" but with local authority approval for a dropped kerb, off road parking and access to the driveway of the property is a possibility.

Tenure

Freehold

Services/Utilities

Mains gas, electricity, water and sewerage are understood to be connected.

Broadband Coverage

Up to 1600* Mbps download speed

*Download speeds vary by broadband providers so please check with them before purchasing.

EPC Rating

C - 71

Council Tax

B - North Yorkshire Council

Current Planning Permissions

No current valid planning permissions

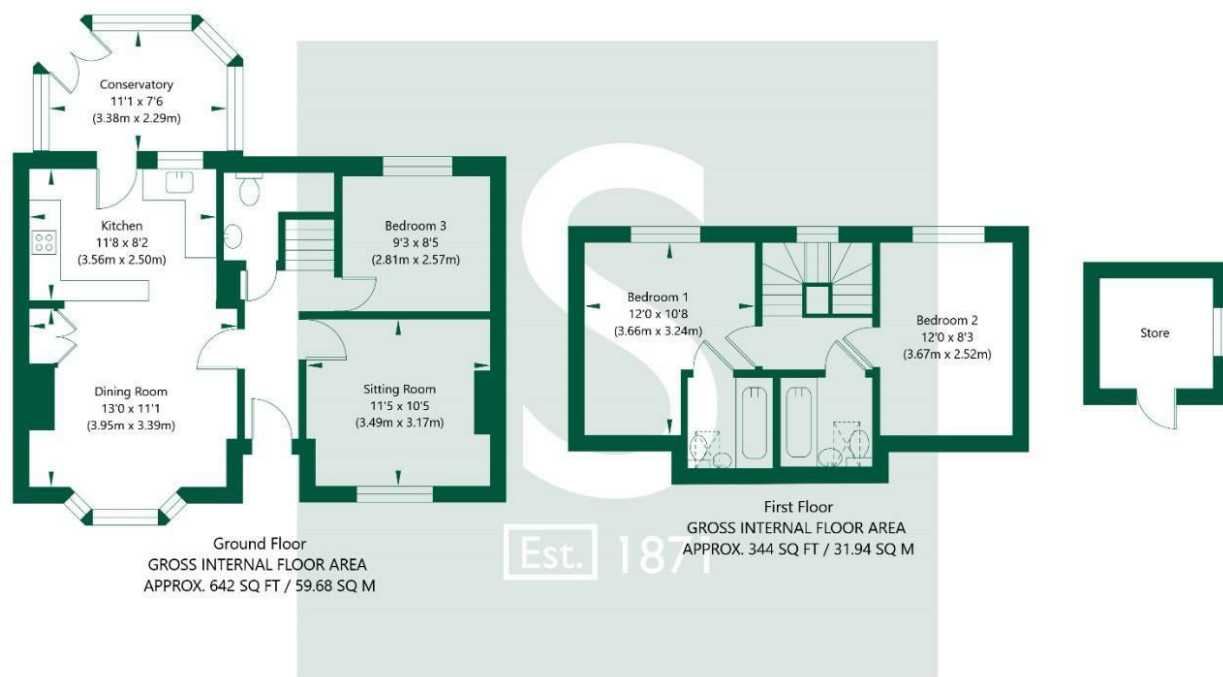
Imagery Disclaimer

Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

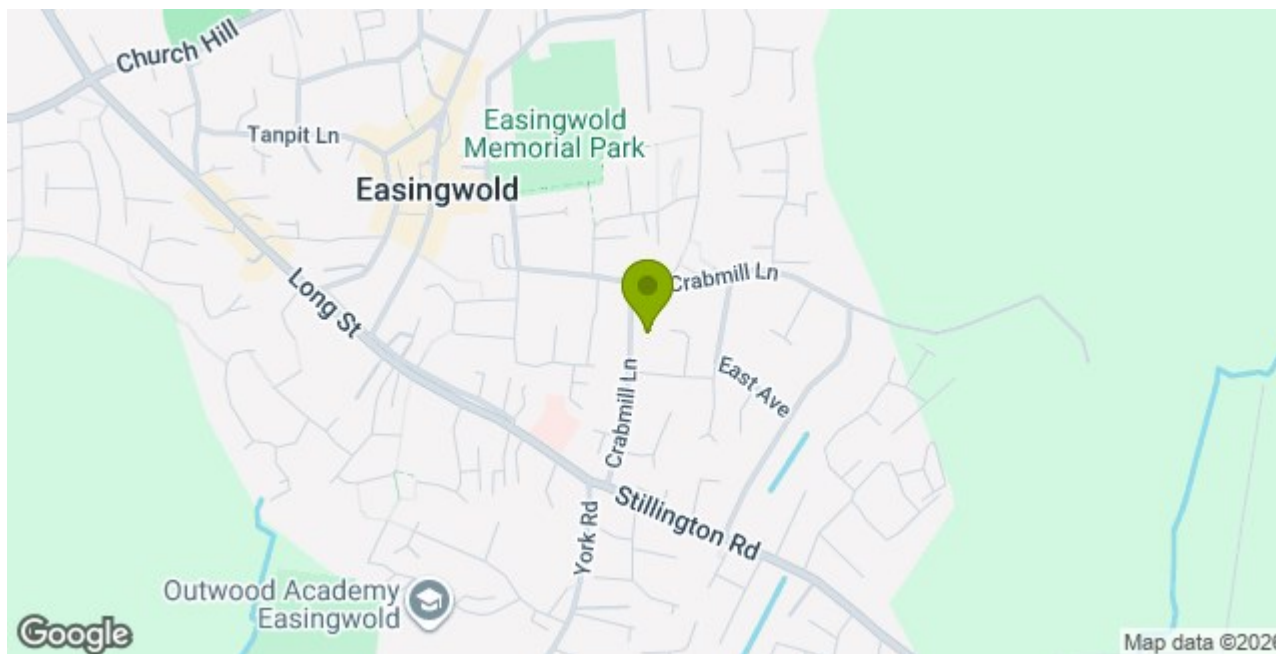
Viewings

Strictly via the selling agent - Stephensons Estate Agents, Easingwold

Crabmill Lane, Easingwold, York, YO61 3DF



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 986 SQ FT / 91.62 SQ M - (Excluding Store)
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
www.exposurepropertymarketing.com © 2025



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

N Lawrence

