



## Easingwold, York Guide Price £200,000

A charming 2 bedroom cottage in a pretty terrace located on the outskirts of Easingwold, surrounded by open countryside and providing easy access onto the A19. Features include 2 reception rooms, first floor bathroom, double glazing and radiator central heating.

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## Inside

The ground floor living accommodation on offer includes a sitting room with log burner and garden views, inner lobby with staircase rising to the first floor and a generous dining room with double glazed door out into a small walled courtyard and a galley style kitchen with freestanding appliances space leading off.



The first floor landing leads off to 2 double bedrooms (both with varnished floorboards and far reaching rural views) and a bathroom complete with both bath and separate walk-in shower.



Other internal features of note include LPG radiator central heating, double glazing, tiled floor (ground floor only) and stripped pine period doors throughout.

## Outside

Externally there is an allocated parking space on the grass verge to the left of the cottages, located on the left hand side of the paving slabs.



The delightful front garden is mainly laid to lawn with flowerbed borders and a pathway leading down to 2 timber storage sheds. The garden also backs onto open fields and provides a glorious rural outlook beyond. At the rear there is a walled courtyard with log store, space to store LPG tanks and gated access out to the rear of the cottages.

## Agents Note

Please note that the internal photos within this listing were taken prior to the current seller moving in.

## Tenure

Freehold

## Services/Utilities

Electricity, water and sewerage are understood to be connected.

## Broadband Coverage

Up to 76\* Mbps download speed

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

## EPC Rating

E - 40



## Council Tax

B - North Yorkshire Council

## Current Planning Permissions

No current valid planning permissions

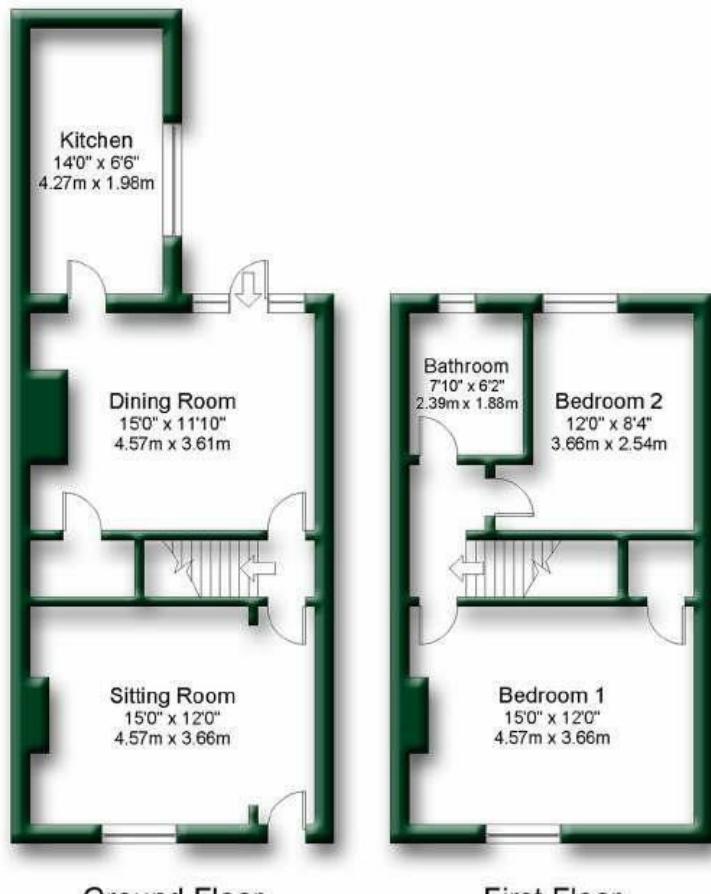


## Imagery Disclaimer

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

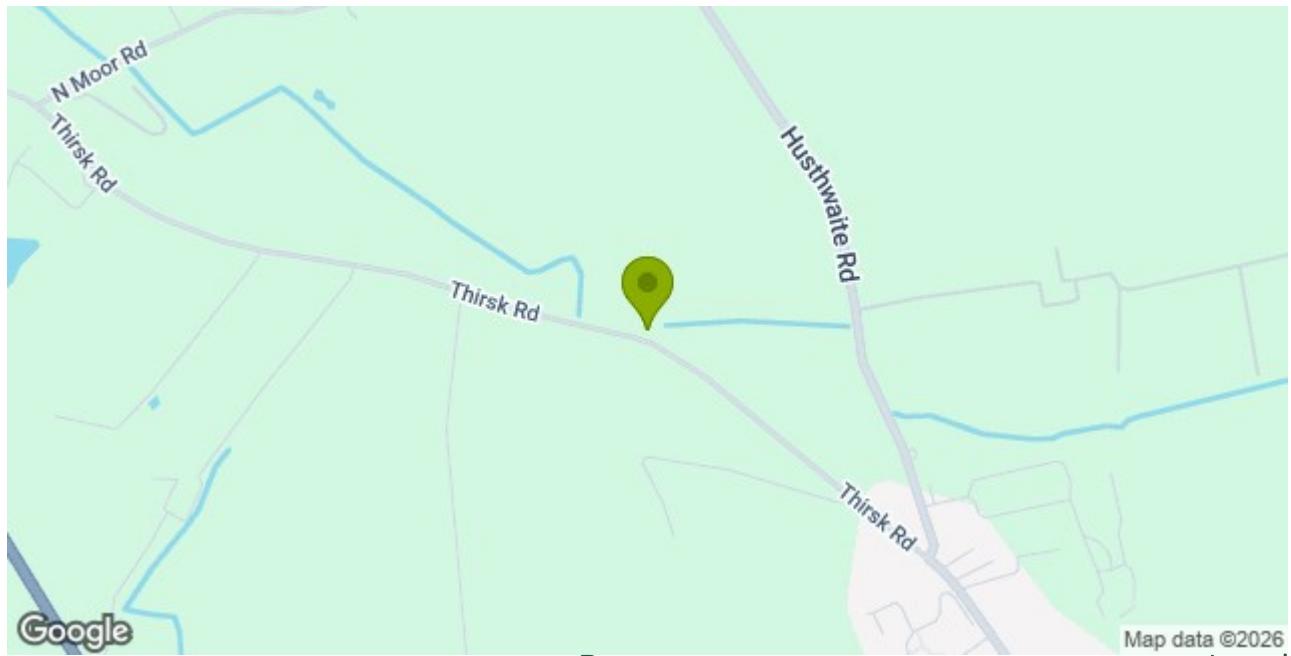


Ground Floor

First Floor

Gross internal floor area (approx.): 85 sq m (915 sq ft)

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