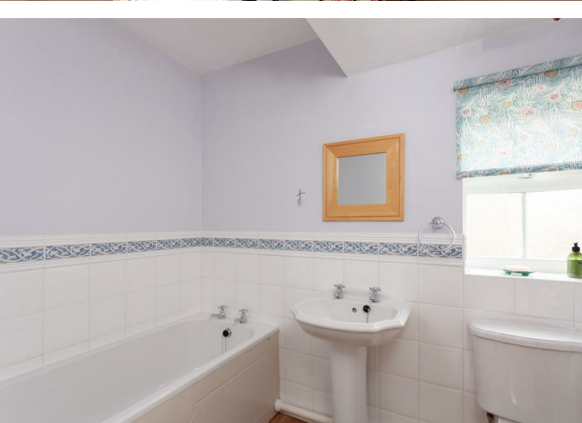




Larch Rise, Easingwold Guide Price £375,000

A beautifully presented 3 bedroom link detached property located on the highly regarded Claypenny development featuring a stunning Winchmore Studio dining kitchen and a principal bedroom with en-suite shower room.

*** GATED DRIVEWAY & LARGER THAN AVERAGE SINGLE GARAGE ***



Property Overview

Situated on the rural fringes of Easingwold, yet still within walking distance of the bustling Market Place, the Claypenny development continues to be recognised as one of the town's most highly regarded residential locations and this fabulous link detached home is being offered for sale for the first time since it was originally built in 1998. The beautifully presented interior features a stunning dining kitchen fitted by Winchmore Studio of Easingwold in 2018, double glazed conservatory, cosy sitting room, entrance lobby, cloakroom/wc and inner hall, principal bedroom with en-suite shower room, 2 further bedrooms and a bathroom complemented by manageable gardens, gated driveway and a superb larger than average attached single garage.

Inside

An entrance lobby with cloaks storage cupboard and wc leads into an inner hallway with stairs rising to the first floor and doors leading off into a sitting room with double doors opening out into the rear garden. The stunning dining kitchen was restyled in 2018 by Winchmore Studio in Easingwold to feature extensive quartz worktops, generous storage and a range of integrated Siemens appliances to include a gas hob, fan assisted oven and grill, fridge and freezer with a double glazed conservatory leading off.

The first floor landing offers woodland glimpses and doors leading off into a principal bedroom with fitted Winchmore Studio wardrobes and en-suite shower room, 2 further bedrooms (1 double and 1 single) and a bathroom.

Other internal features of note include gas fired radiator central heating (new boiler in 2018) and double glazing.

Outside

The front garden is mainly laid to lawn and a part walled rear garden provides a manageable low maintenance area that is predominantly paved. A gated driveway to the rear of property provides parking and access into a larger than average attached 'single garage (16'8" x 11'8" widening to 13'10") with remote control roller door.

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 (68) and has the potential to be improved to an EPC of B (82).

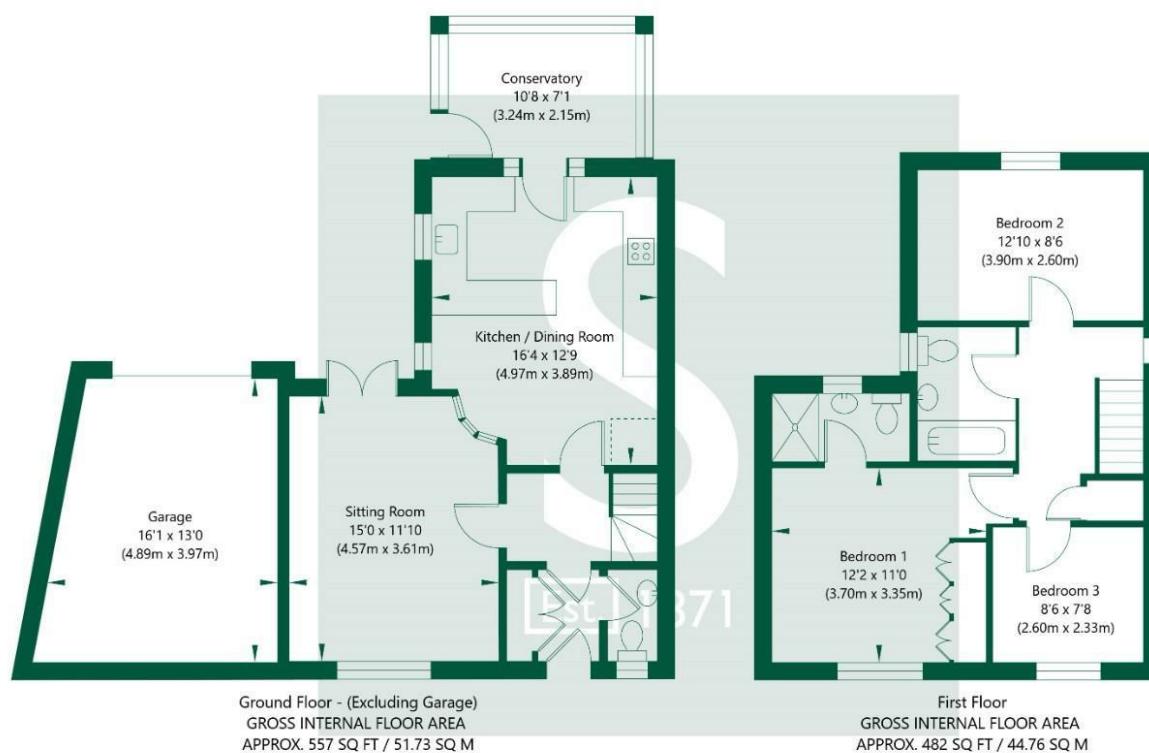
Council Tax & Postcode

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

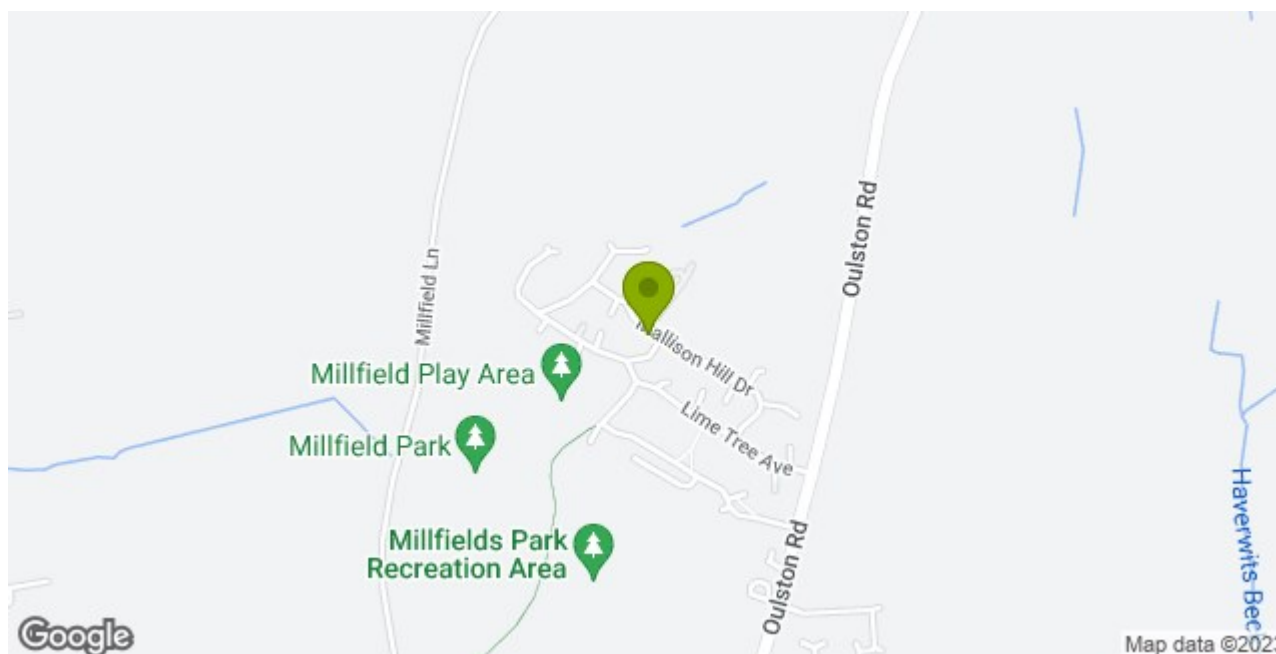
Tenure

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

Larch Rise, Easingwold, York, YO61 3RZ



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1039 SQ FT / 96.49 SQ M - (Excluding Garage)
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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