



22 Longbridge Drive, Easingwold, York YO61 3FH

Stephensons

S
EST. 1871

A beautifully presented 4 bedroom detached property built by Redrow Homes in 2014 and extended by the current owners in 2019 to now feature a reception hall, 17'0" (5.18m) long sitting room, impressive 20'6" (6.24m) long dining kitchen, stunning orangery with underfloor heating, utility room and cloakroom/wc, master bedroom with en-suite shower room, 3 further bedrooms and a bathroom complemented by a double width driveway, integral single garage and a delightful rear garden.

Hambleton District Council - Tax Band E

Viewings via Easingwold Office 01347 821145



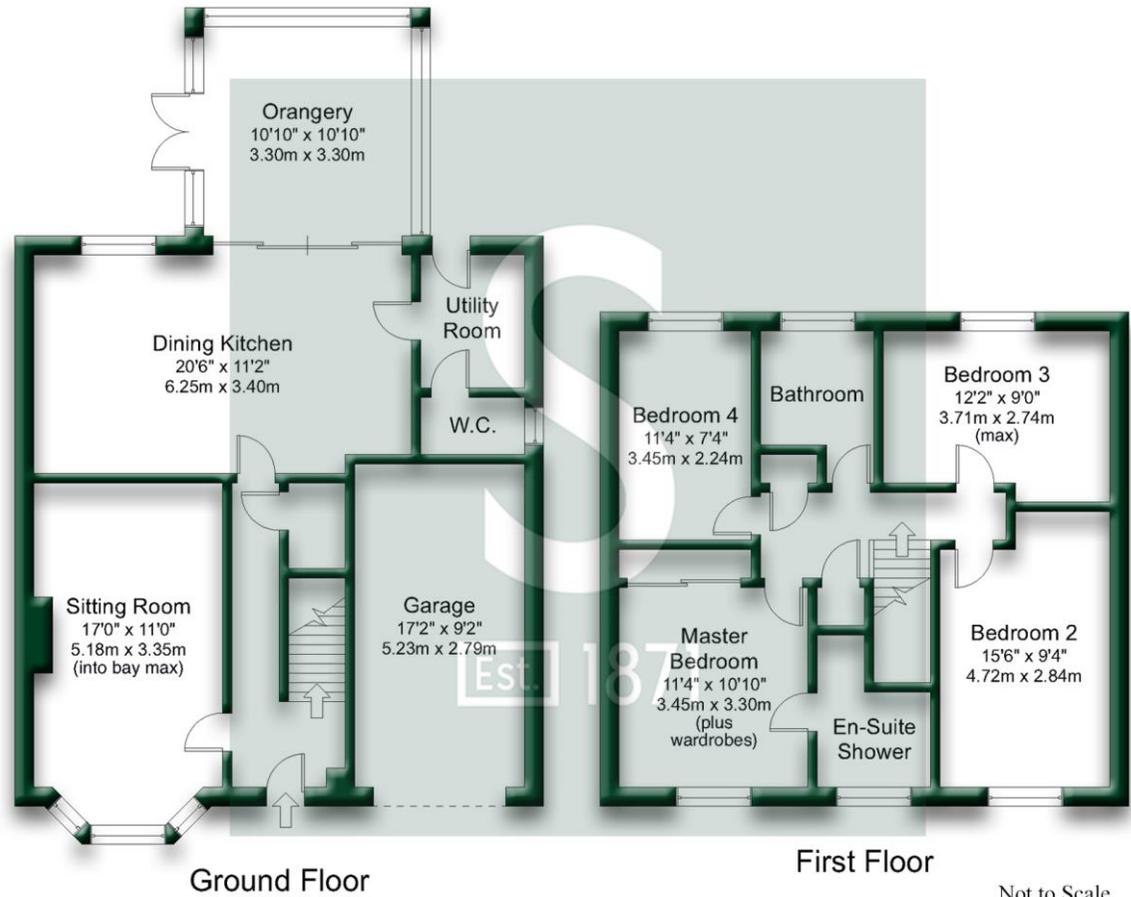
A reception hall with useful cloaks cupboard leads off into a spacious sitting room and an impressively appointed dining kitchen featuring a generous range of base and wall storage units complemented by integrated appliances (gas hob, eye-level oven, grill and microwave, fridge, freezer and dishwasher) and sliding doors into a stunning orangery with underfloor heating and access out into the rear garden. The ground floor also provides a utility room and a cloakroom/wc.

The first-floor landing leads off into a master bedroom with fitted wardrobes and en-suite shower room, 3 further bedrooms and a bathroom. Other internal features of note include multi zone app-controlled gas fired radiator central heating, double glazing and the residue of a 10 year NHBC warranty.



Externally a double width driveway at the front of the property provides parking and access into an integral single garage (17'1" x 9'2") with power and light connected. The delightful rear garden features a paved seating area, lawn and well stocked flower and shrub borders.





Gross internal floor area excluding Garage (approx.): 150.5 sq m (1,620 sq ft)

Not to Scale.
Copyright © Apex Plans.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	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
York 01904 625533
Haxby 01904 809900
Knaresborough 01423 867700
Selby 01757 706707
Boroughbridge 01423 324324
Easingwold 01347 821145
York Auction Centre 01904 489731

Partners
JF Stephenson MA (Cantab) FRICS FAAV
IE Reynolds BSc (Est Man) FRICS
REF Stephenson BSc (Est Man) MRICS FAAV
NJC Kay BA (Hons) pg dip MRICS
OJ Newby MNAEA
JE Reynolds BA (Hons) MRICS
RL Cordingley BSc FRICS FAAV
JC Drewniak BA (Hons)

Associates
CS Hill FNAEA
N Lawrence

Regulated by RICS Stephensons is the trading name for Stephensons Estate Agents LLP Partnership No: OC404255 (England & Wales) Registered Office: 10 Colliergate York YO1 8BP



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Stephensons with Boulton and Cooper for themselves and for the vendors or lessors of this property for whom they act, give notice that:
i.) Messrs Stephenson with Boulton and Cooper, their servants or agents, (the firm) accept no responsibility whatsoever for any statement within the meaning of the Consumer Protection From Unfair Trading Regulations 2008 which is made as to any feature of any property identified in this brochure, or as to any matter in relation thereto prescribed by any order made under the said Act.
ii.) The foregoing disclaimer applies to any such statement, whether of fact or opinion, made herein or otherwise and whether made orally, pictorially or in writing or howsoever by the firm.
iii.) No inference of any kind should in any circumstances whatsoever be drawn from any such statement, or from any omission from such statement or omission.
iv.) Without derogation from the generality of the foregoing disclaimer, the firm neither represents nor warrants the existence, type, size, position, effectiveness or condition of any feature or features of the said property which may be mentioned herein. Nothing contained forms part of any offer and no statement made, whether herein or otherwise, by or on behalf of the firm will be incorporated in any agreement between the vendors and any purchaser nor should any such statement be relied upon in entering or agreeing to enter into any such agreement or expending any sum in contemplation thereof