



\*\*\* SOLD BY STEPHENSONS \*\*\*  
Guide Price £550,000

\*\*\* North Yorkshire's Largest Independent Estate Agent \*\*\*



## Inside

A generous L-shaped reception and inner hallway leads off into a large 19'9" (6.02m) long living room with impressive feature fireplace and coal effect gas fire (LPG), formal dining room and kitchen which currently offers the original 1995 range of base and wall storage cupboards, complemented by freestanding appliance space and a door leading into an adjoining snug/2nd sitting room with double doors opening out onto the fabulous paved terrace at the front of the property. It should be noted that all 3 formal reception rooms and the kitchen enjoy a delightful rural outlook.

The 4th bedroom/study is accessed off the snug which also allows access into a double glazed conservatory, small utility room, cloakroom/wc and the double garage has been used to create a fabulous multi-purpose room which is currently being used as a games and entertainment room.

The bedrooms all enjoy rear garden views with the principal bedroom benefitting from an en-suite shower room and the house bathroom featuring both a bath and a larger than average separate walk-in shower.

A drop down ladder in the hall allows access up into the expansive 55'0" (16.76m) long loft space which features a max apex head height of 9'6" (2.90m) and presents a buyer with an opportunity to explore expanding the living space further (by up to approx. 820 sq ft) by way of a loft conversion, which of course would be subject to the necessary local authority regulations and consents.

Other internal features of note include an oil fired central heating system and a mix of both uPVC & timber framed sealed unit double glazing.

## Outside

A sweeping driveway leads to generous hardstanding area for parking and the front garden is predominantly laid to lawn. An expansive paved seating area off the covered entrance enjoys glorious far reaching rural views across open countryside and also features exterior lighting and a power point.

The remainder of the 0.50 of an acre plot is also predominantly laid to lawn and includes an extended area of garden behind the hedge on the rear boundary, paved seating area off the conservatory, summer house and 4 timber built storage sheds.

## Tenure

Freehold

## Services/Utilities

Electricity, water and sewerage are understood to be connected and with sewerage by way of a septic tank.

## Broadband Coverage

Up to 1600\* Mbps download speed

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

## EPC Rating

E

## Council Tax

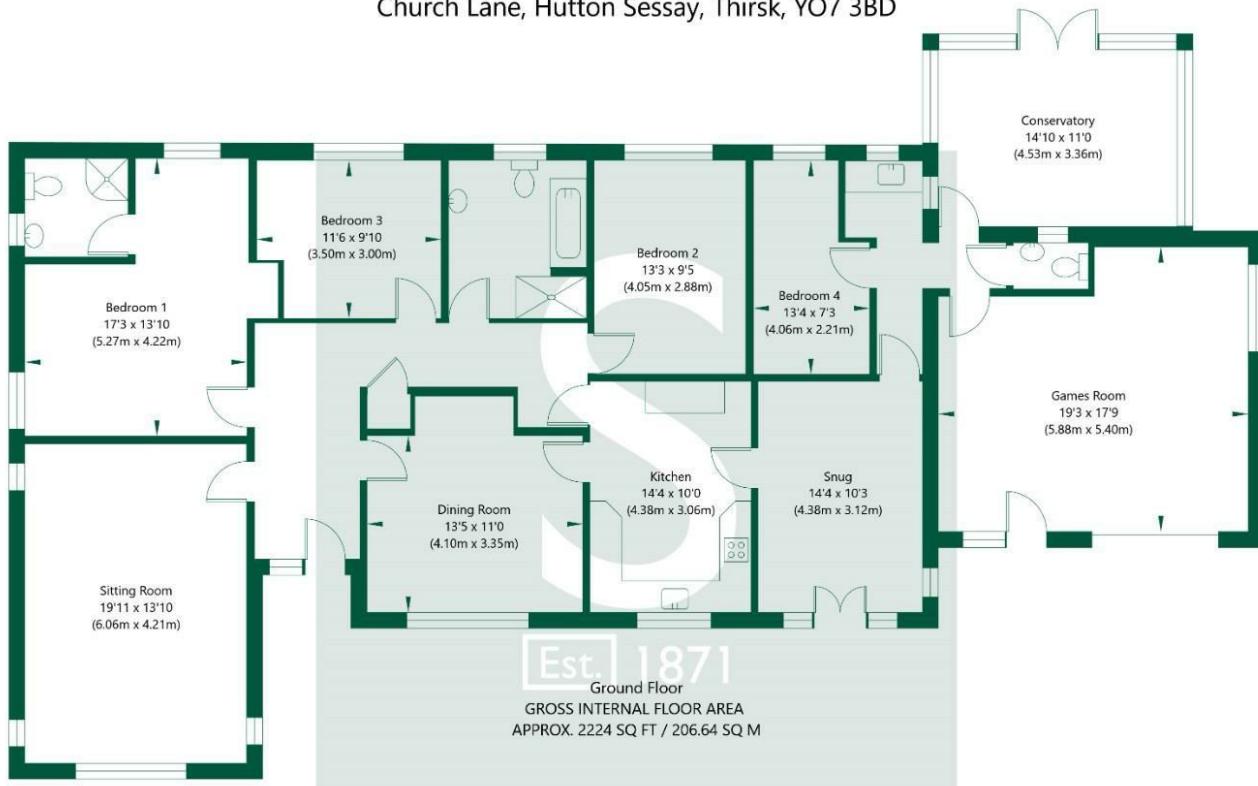
F - North Yorkshire Council

## Current Planning Permissions

No current valid planning permissions

## Viewings

Strictly via the selling agent - Stephensons Estate Agents, Easingwold



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 2224 SQ FT / 206.64 SQ M  
All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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Stephensons

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