



32a Galtres Drive, Easingwold, York YO61 3DJ

Stephensons





A deceptively spacious and beautifully presented 2 bedroom end of terrace property featuring extended living accommodation that includes a sitting room with wood burning stove, fabulous garden room, dining kitchen, 2 first floor bedrooms and bathroom plus a versatile attic room complemented by a very useful 28'6" long timber built garden storage shed, 2 parking spaces and a delightful low maintenance rear garden.

Hambleton District Council - Tax Band B

Viewings via Easingwold Office 01347 821145



The extended ground floor living accommodation features a dining kitchen with freestanding appliance space, inner hallway and a sitting room with wood burning stove and a throughway into a fabulous garden room/snug area with double doors opening out into an enclosed rear garden.

The first floor landing provides generous built-in storage and doors leading off into 2 bedrooms and an attractively appointed bathroom.

A staircase off the landing leads up (with restricted head height) to a versatile attic room with under eaves storage and 2 skylights.

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

Externally there is a small area of garden at the front of the property and a delightful low maintenance garden at the rear which is enclosed, predominantly shingled and features a very useful 28'6" long timber built garden store and gated access out into Galtres Mews (accessed off East Avenue) where there are 2 allocated parking spaces immediately behind the property.









Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		82   <b>B</b>
69-80	<b>C</b>	69   <b>C</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

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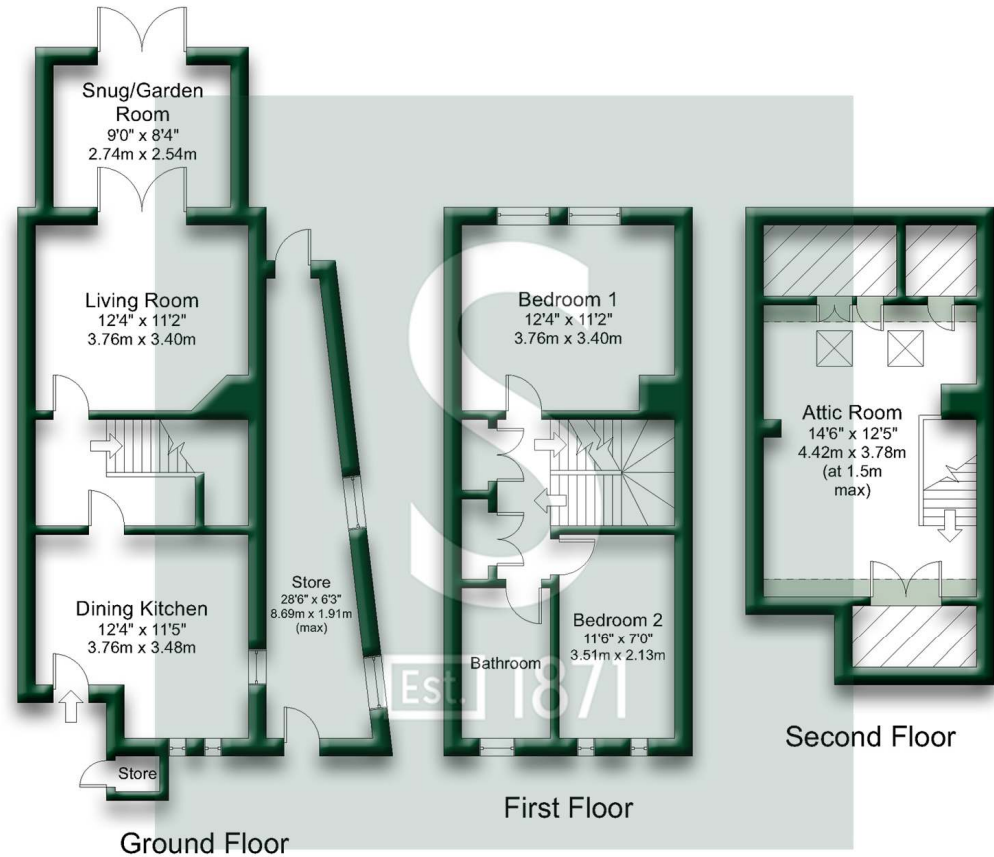
#### Partners

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IE Reynolds BSc (Est Man) FRICS  
REF Stephenson BSc (Est Man) MRICS FAAV  
NJC Kay BA (Hons) pg dip MRICS  
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JE Reynolds BA (Hons) MRICS  
RL Cordingley BSc FRICS FAAV  
JC Drewniak BA (Hons)

#### Associates

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N Lawrence

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Gross internal floor area including Attic Room but excluding under Eaves & Store (approx.): 92.5 sq m (996 sq ft)  
Please Note, The Highlighted Areas Are Below 1.5m in Height & Are Not Included In The Gross Internal Floor Area.  
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### Services

We have been informed by the Vendor that all mains services are connected to the property.

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