



## Easingwold, York Guide Price £375,000

A rare and exciting opportunity to buy a 3 bedroom detached bungalow discretely positioned off a pretty cul-de-sac on the rural fringes of Easingwold yet within a level walking distance of a host of amenities.

\*\*\* NO ONWARD CHAIN \*\*\*

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### Inside

An L-shaped reception hall leads off into a fabulous 19'8" (5.99m) long living and dining room with feature fireplace, coal effect gas fire, bay window with rear garden and parkland views beyond and double doors through into a double glazed conservatory with further fine views.

The original 1990's kitchen has been immaculately maintained to feature base and wall storage cupboards complemented by a one and a quarter bowl sink and drainer unit, integrated gas hob, electric oven and grill, freestanding appliance space and double glazed door allowing access out to the side of the property.



An inner hallway leads off into 2 double bedrooms (both with fitted wardrobes), a study/3rd bedroom and a bathroom featuring the original "whisper pink" coloured suite which again, has been immaculately maintained and enhanced with a heated towel rail and contemporary cabinetry for storage.

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

### Outside

A right of way across a drive shared with both neighbouring properties leads to No.12's own private drive which provides parking and access into an attached brick built single garage with a remote control door.

The delightful garden to the rear of the bungalow enjoys park and woodland views and features a lawn, water feature and a paved seating area. The front garden is enclosed, part paved, part shingled and features a timber built garden store and a summerhouse.



### Tenure

Freehold

### Services/Utilities

Mains gas, electricity, water and sewerage are understood to be connected.

### Broadband Coverage

Up to 69\* Mbps download speed

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

### EPC Rating

D

### Council Tax

D - North Yorkshire Council

### Current Planning Permissions

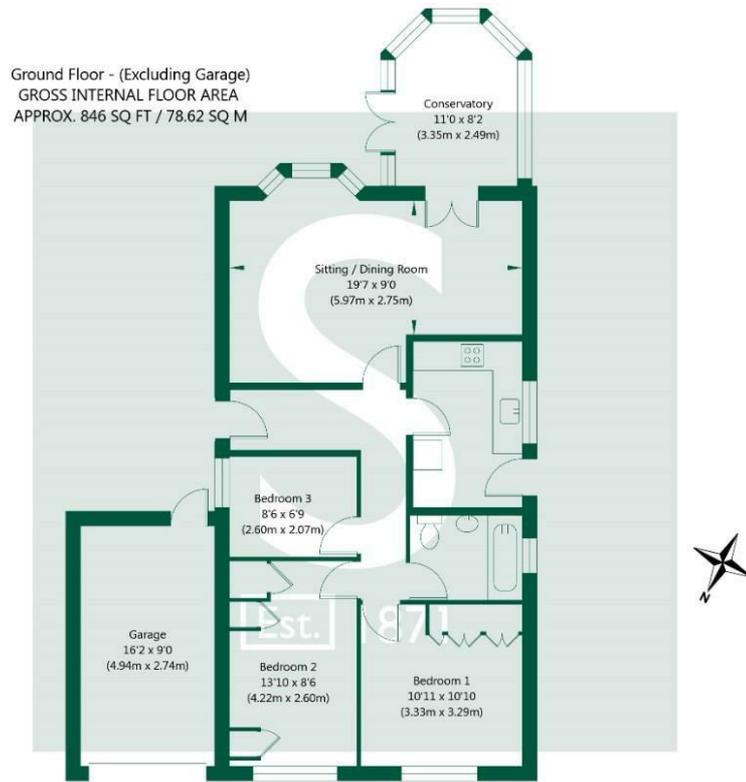
No current valid planning permissions

### Viewings

Strictly via the selling agent - Stephenson's Estate Agents, Easingwold



Tiplady Close, Easingwold, York, YO61 3GA



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 846 SQ FT / 78.62 SQ M - (Excluding Garage)  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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