



8 Low Medstone Drive, Easingwold, York Y061 3GJ

Stephensons

S
EST 1871

A substantial 5 bedroom detached property featuring a stunning lifestyle rear garden with home office, double garage and rural views to the rear. With over 1,790 sq ft of living accommodation across 3 floors the property offers 2 formal reception rooms and an impressive orangery, 18'6" long dining kitchen, utility room and cloakroom/wc, superb master bedroom with Velux Cabrio balcony, dressing room and en-suite shower room, 3 further bedrooms, study/5th bedroom and a stylish family bathroom.

Hambleton District Council - Tax Band F

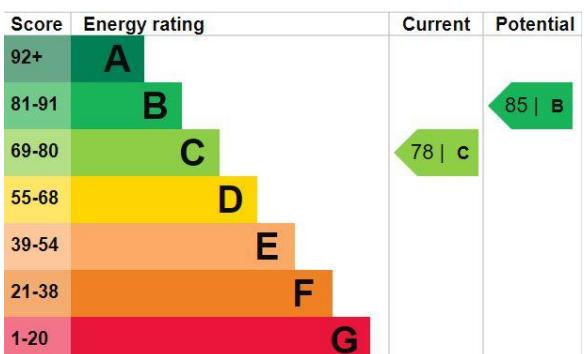
Viewings via Easingwold Office 01347 821145



A reception hall leads off into a formal dining room/snug and a generous sitting room with bi-folding doors into an impressive orangery with rear garden views. The attractively appointed dining kitchen features integrated gas hob and fan assisted double oven and grill complemented by a useful utility room and cloakroom/wc. The first floor features 3 bedrooms, study/5th bedroom and a stylish bathroom, and the second floor provides a superb master bedroom suite that includes a Velux Cabrio balcony with rural views, dressing room with fitted wardrobes and en-suite shower room. Other internal features of note include gas fired radiator central heating and double glazing.

Externally a double width driveway provides parking and access into a detached double garage, and the superbly landscaped split level rear garden enjoys a wooded backdrop with rural views beyond and features a lawn, decked and shingled seating areas, metal garden store (13'0" x 11'0") and an impressive timber built log cabin (12'8" x 9'5") which is ideal as a home office or gym.





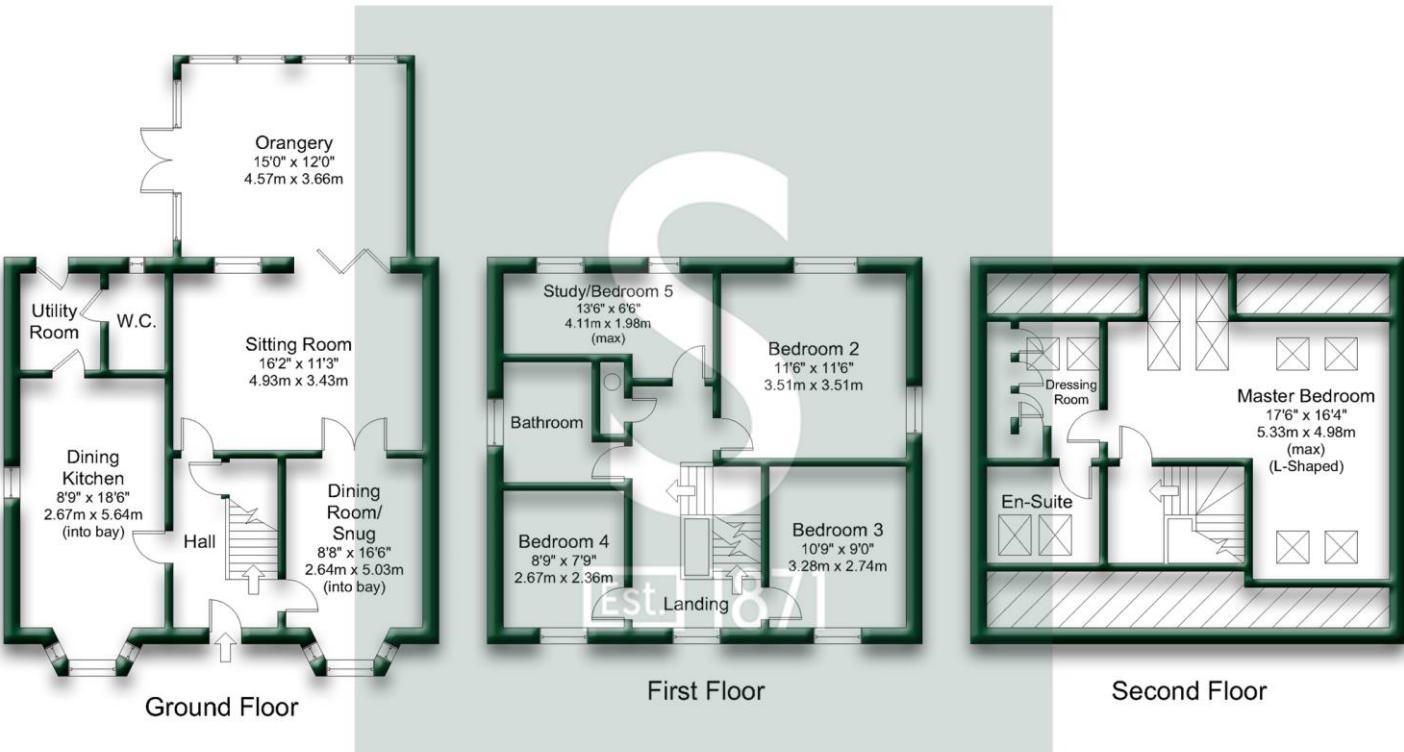
Stephensons
York
Haxby
Knaresborough
Selby
Boroughbridge
Easingwold
York Auction Centre

01904 625533
01904 809900
01423 867700
01757 706707
01423 324324
01347 821145
01904 489731

Partners
JP Stephenson MA (Cantab) FRICS FAAV
IE Reynolds BSc (Est Man) FRICS
REF Stephenson BSc (Est Man) MRICS FAAV
NJ 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



Gross internal floor area (approx.): 166.6 sq m (1,794 sq ft)

Not to Scale. Copyright © Apex Plans.

Services

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

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:

- Messrs Stephensons 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.
- 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.
- 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.
- 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.