



1 Longbridge Close, Easingwold, York YO61 3FJ

Stephensons



# Stephensons

Guide Price £289,995

An impressive 3 bedroom detached property built by Redrow Homes in 2013 featuring attractively landscaped low maintenance gardens and offered with no onward chain. The living accommodation on offer provides a reception hall with cloakroom/wc, 18'2" long sitting room, stylish dining kitchen, master bedroom with fitted wardrobes and en-suite shower room, 2 further bedrooms and a bathroom complemented by a tandem length driveway and a part walled rear garden.

Hambleton District Council - Tax Band D

Viewings via Easingwold Office 01347 821145



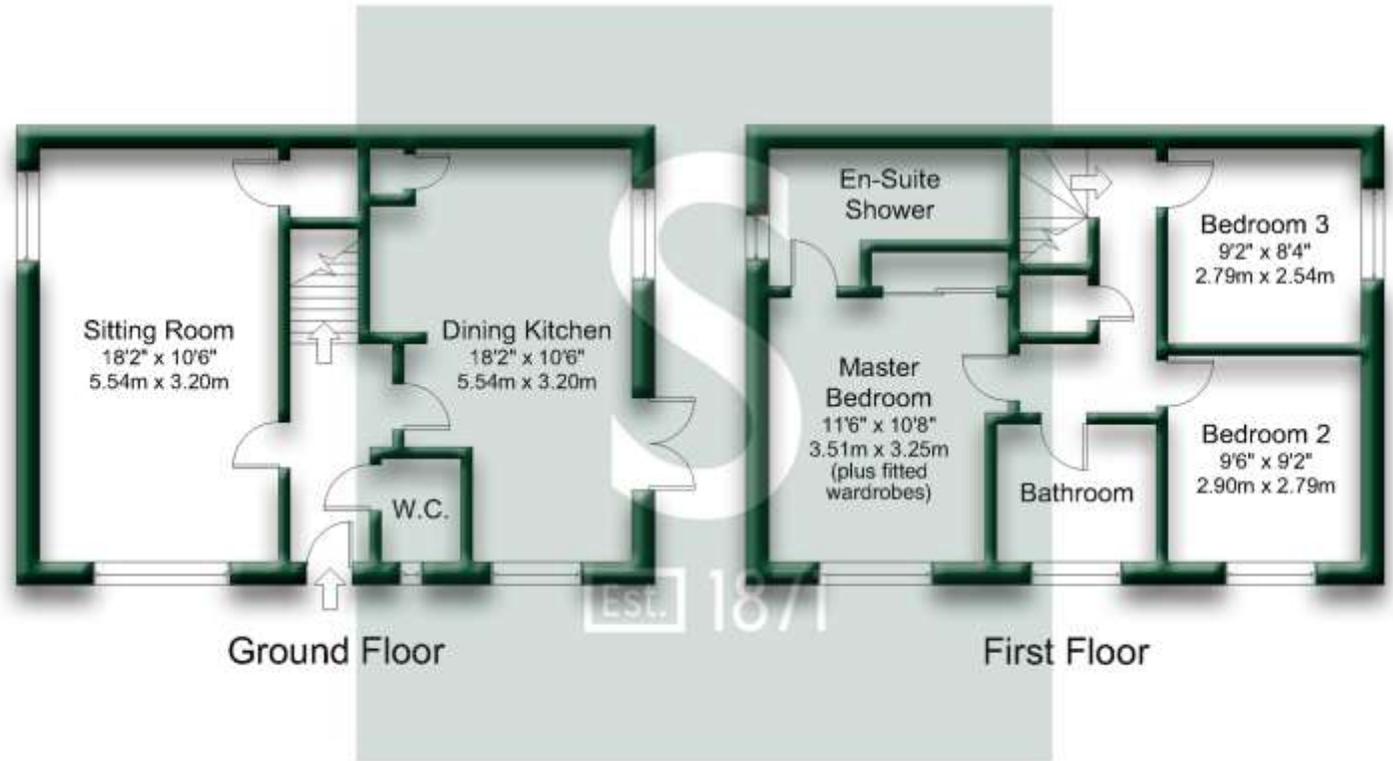
A reception hall with tiled floor and cloakroom/wc leads off into an 18'2" long sitting room with storage cupboard and a stylish 18'2" long dining kitchen featuring further floor tiling, base and wall storage cupboards and integrated appliances to include gas hob, fridge, freezer, dishwasher and eye-level oven, grill and microwave complemented by a useful utility cupboard and double doors opening out into the rear garden.

The first floor landing features an airing cupboard and doors leading off into a master bedroom with fitted wardrobes and en-suite shower room, 2 further bedrooms and a tastefully appointed bathroom. Other internal features of note include gas fired radiator central heating, double glazing, security alarm system and the residue of the builders 10 year warranty.



Externally a tandem length driveway provides parking and the shingled front and side gardens are bordered by boxed hedging. The part walled principal garden is south facing and provides a generous paved seating area and further shingling.





Gross internal floor area (approx.): 89.5 sq m (964 sq ft) Not to Scale. Copyright © Apex Plans.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82   B	82   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  
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 JE Reynolds BA (Hons) MRICS  
 RL Cordingley BSc FRICS FAAV  
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