

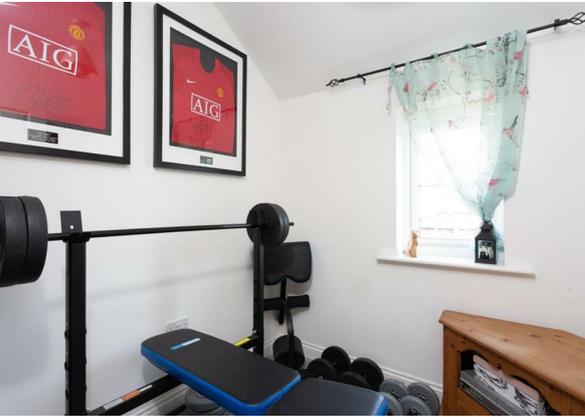


## Blacksmith Court, Easingwold, York £1,050 Per Month

Stephensons are pleased to offer for rent this well presented three bedroom terraced property. Situated in the popular market town of Easingwold, only a few minutes walk from Market Place. Offered for rent unfurnished with allocated parking and a pleasant rear garden, an early viewing is strongly advised.



The property is entered via a composite front door, into an entrance hall with a ground floor wc, stairs to the first floor, and doors giving access to the ground floor accommodation. To the front elevation can be found a modern fitted kitchen boasting a range of wall and base units, stainless steel sink with drainer, built in double oven and gas hob, as well as space for a range of further appliances. To the rear elevation of the ground floor is a spacious living room with patio doors, wood effect laminate flooring, and under stairs storage, as well as feature fireplace which has been disconnected and is purely there for aesthetics.



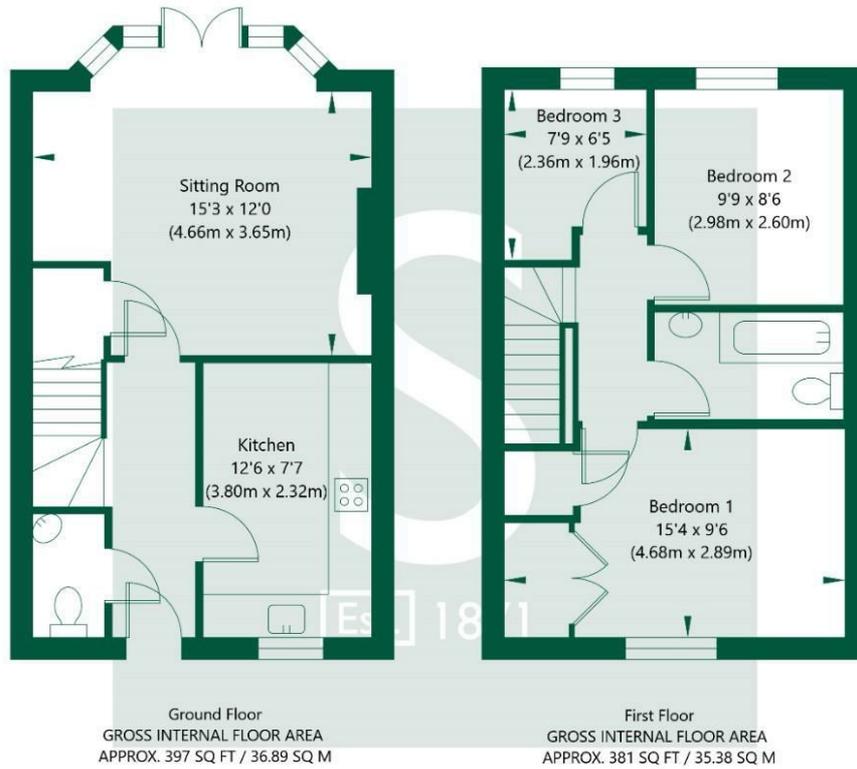
To the first floor are three bedrooms and a house bathroom. The master bedroom is a large double room to the front elevation benefiting from large built in wardrobes. With bedroom two another well proportioned double to the rear elevation with uPVC double glazed window over looking the pleasant rear garden. Bedroom three is a small single room to the rear elevation. The stylish house bathroom comes with a modern three piece suite briefly comprising a panelled bath with shower over, wash basin and low flush wc.



To the outside the property crucially benefits from allocated parking for one car. There is also ample parking on surrounding streets. To the rear is a pleasant landscaped garden which is mainly laid to gravel and slate with mature beds and 'sun-trap' seating area.



9 Blacksmith Court , Easingwold, York, YO61 3FN



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 778 SQ FT / 72.27 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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**Partners**

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- I E Reynolds BSc (Est Man) FRICS
- R E F Stephenson BSc (Est Man) MRICS FAAV
- N J C Kay BA (Hons) pg dip MRICS
- O J Newby MNAEA
- J E Reynolds BA (Hons) MRICS
- R L Cordingley BSc FRICS FAAV
- J C Drewniak BA (Hons)

**Associates**

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