



## Uppleby Easingwold £750 Per Month

An attractive period terrace property in a pleasant tree lined road, within an easy walk of the Market Place. Unfurnished with Gas central heating and briefly comprising an Entrance Hall, Lounge, Large Dining Kitchen with cooker, 2 Bedrooms and Bath/W.C. with Shower. Shared garden.

EPC 63 D. NO SMOKERS. NO PETS.



## DESCRIPTION

Hall with panelled external door, double central heating radiator.

Lounge approx 15`7" max x 11`9" (4.75m x 3.58m) having bay window, quarry tiled hearth, shelving to alcove, understairs cupboard, central heating radiator.

Dining Kitchen approx 14`10" x 12`6" (4.52m x 3.81m) having single drainer stainless steel sink, gas cooker, range of pine fitted base units and drawers beneath laminate worktops, tiled splashback, pine glazed wall unit and cupboard, shelving. Central heating radiator. Part glazed external door.



## First Floor Landing

Bedroom One (front) approx 13`0" x 12`9" (3.96m x 3.89m) having over stair cupboard, central heating radiator, shelving to alcove.

Bedroom Two (rear) approx 12`6" x 7`2" max (3.81m x 2.18m) having cast iron fireplace (decorative), cupboard to alcove.



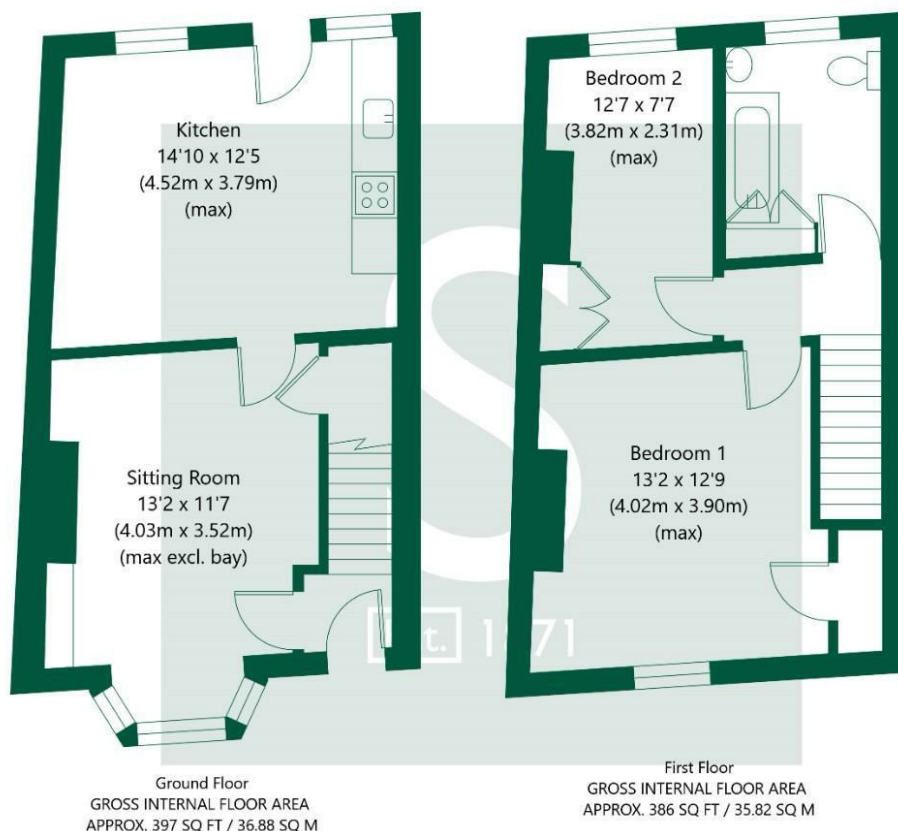
Bathroom/WC having modern white suite comprising panelled bath with electric shower, tiled surround, rail and curtain, pedestal hand basin, low flush WC, range of fitted cupboards.

## To The Outside

Shared rear garden area with access to two sheds.



# Uppleby, Easingwold, York, YO61 3BQ



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 783 SQ FT / 72.7 SQ M  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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