



## Earswick Chase, Earswick, York £730,000

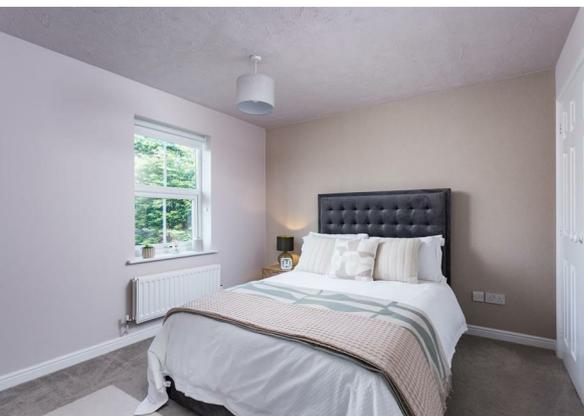
This substantial detached home offers generous and flexible living space, thoughtfully arranged to suit modern family life, with a particularly impressive open-plan kitchen and family area forming the natural heart of the home.



Upon entering, a welcoming hallway leads through to a range of well-proportioned reception rooms which provide excellent versatility. The main sitting room enjoys a comfortable, relaxed feel and features a log burning stove, creating a lovely focal point for evenings with family and friends. From here, double doors open into a bright conservatory overlooking the garden, offering an additional space to relax and enjoy the outlook throughout the year.



A separate dining room provides a more formal setting for entertaining or family meals, while to the rear of the home the property opens into a truly impressive kitchen, breakfast and family room – a space that sets this home apart from many others nearby. Extended and thoughtfully designed, this room enjoys a wonderful sense of openness, with vaulted ceilings, skylights and large windows drawing in natural light from multiple directions. The kitchen itself is finished with sleek contemporary cabinetry and generous work surfaces, centred around a large island which naturally becomes a place to gather. There is ample space for both cooking and dining, while the adjoining family area provides a relaxed setting for everyday living. A modern log burning stove adds warmth and character, making the space equally inviting throughout the year. Just off the kitchen, a separate utility room offers useful space for laundry and additional storage.



Upstairs, the first floor offers four bedrooms arranged around a central landing, one of which is currently used as a dressing room, providing flexibility depending on a buyer's needs. These rooms are served by an en suite and the family bathroom. The second floor is dedicated to an impressive principal bedroom suite, offering a generous bedroom alongside its own bathroom, creating a comfortable and private retreat away from the rest of the home.



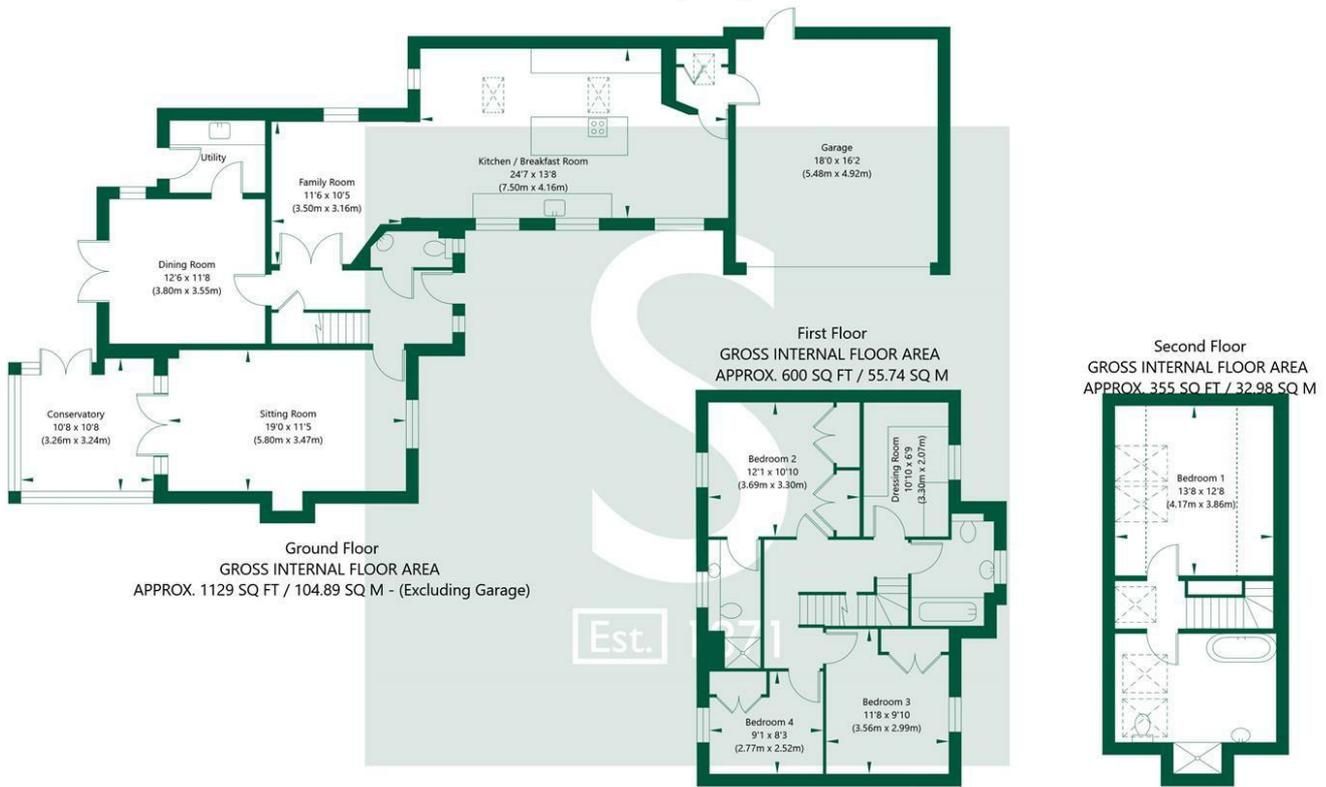
Externally, the property enjoys a private rear garden which provides space for outdoor seating and family use. To the front there is driveway parking along with an attached double-width garage, offering excellent storage and everyday practicality.



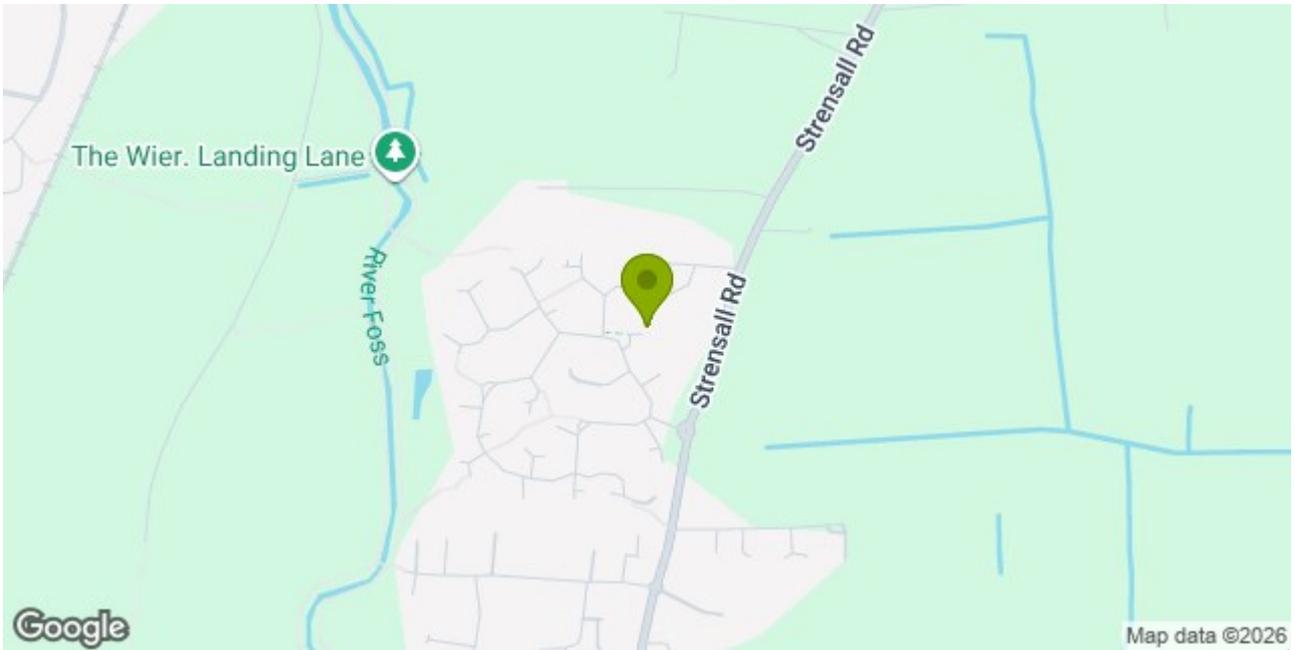
Earswick itself is a highly regarded village positioned just to the north of York, known for its attractive setting and strong sense of community. The village offers a range of local amenities including a village hall, sports club and well-used community spaces, while scenic walks can be enjoyed along the nearby River Foss and surrounding countryside. Nearby Huntington provides further everyday amenities including shops, cafés and supermarkets, while Monks Cross and Vangarde shopping parks are also within easy reach. The location offers convenient access into York city centre as well as good links to the outer ring road, making it particularly well placed for both city life and travel further afield.

Overall, this is a spacious and versatile home offering excellent family accommodation, with a beautifully designed kitchen and family space that truly forms the centrepiece of the house.

Earswick Chase, York, YO32 9FY



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 2084 SQ FT / 193.61 SQ M - (Excluding Garage)  
 All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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