



Copperclay Walk
Easingwold, York, YO61 3RU
Asking Price £399,950



Copperclay Walk

Easingwold, York, YO61 3RU

STYLE - Impressive Home on Copperclay
HIGHLIGHTS - Superbly Updated, Beautifully Styled Throughout, Newly Fitted Open Living Dining Kitchen, Three Bedrooms, Ensuite, Landscaped Garden, Garage.
THREE WORDS - STYLISH. SOCIABLE. SERENE!

ELEGANT EASINGWOLD HOME WITH STYLISH FLAIR

Nestled within the highly sought-after Copperclay Walk, this impressive end-terrace property at 25 Copperclay Walk, Easingwold, YO61, offers a harmonious blend of contemporary style and functional living. Perfectly positioned in a secluded spot, this home has been meticulously updated by its current owners, ensuring a seamless blend of elegance and practicality.

STEP INSIDE

Step inside to discover beautifully styled interiors, adorned with elegant off-white Farrow and Ball hues, complemented by smart carpeting and flooring throughout. The heart of the home is the open-plan kitchen, dining, and sunroom area. This sociable space boasts a newly fitted Wren Kitchen, complete with a breakfast peninsula offering additional storage. Equipped with all modern conveniences, the kitchen features integral appliances, an induction hob, fridge freezer, dishwasher, and a state-of-the-art hot water tap, catering to the needs of any busy chef.

The stylish sitting room, with its French doors provides a tranquil retreat. while the convenient cloakroom and utility storage cupboard adds to the home's practicality.



UPSTAIRS

Upstairs, the master bedroom offers a private ensuite, accompanied by two further well-appointed bedrooms. The second bedroom features a new loft hatch, leading to a half-boarded loft with lighting, ideal for additional storage. The family bathroom completes the upstairs accommodation.

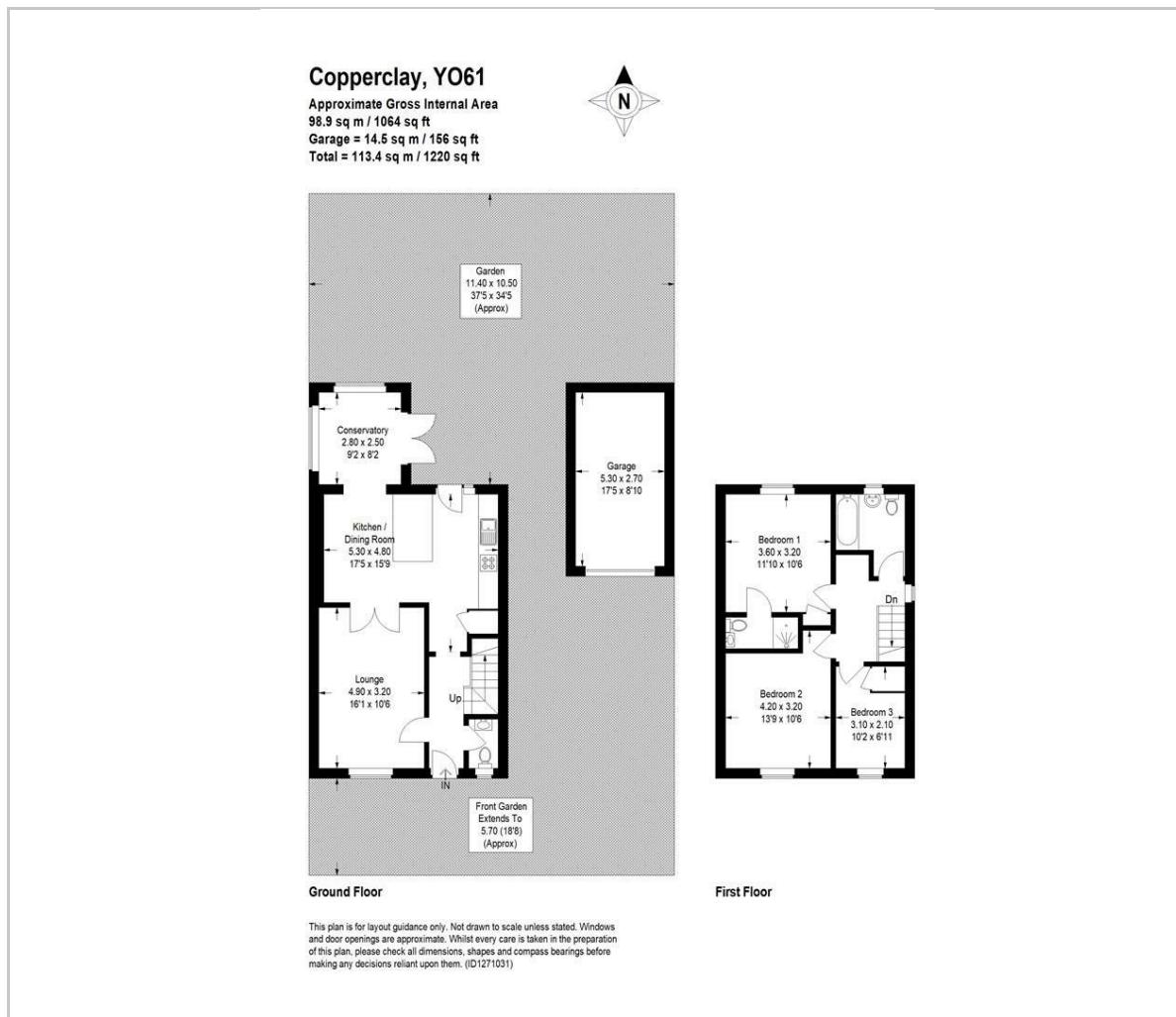
OUTSIDE

Outside, the lovely enclosed garden is a true delight, landscaped with a lush lawn, mature flowering plants, and a charming Yew Tree. A raised decked area invites alfresco dining, perfect for enjoying warm summer evenings. Additional features include a garden shed and a single garage with power and lighting, complemented by off-street parking for two cars.

This exquisite property, situated in one of Easingwold's most desirable developments, offers a superb lifestyle opportunity for discerning buyers. Don't miss your chance to make this stylish haven your new home.



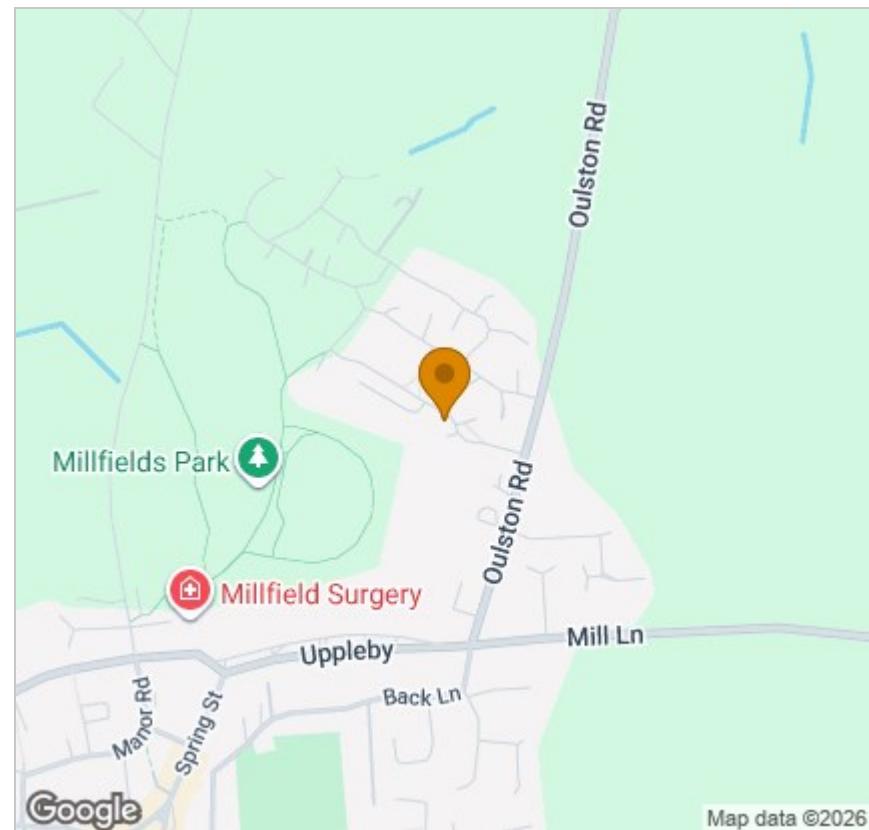
Floor Plan



Viewing

Please contact our Emsley Mavor Estate Agents Office on 01347823579 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.