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Uppleby

Easingwold, York, YO61 3BQ

Asking Price £550,000



# Uppleby

Easingwold, York, YO61 3BQ

STYLE - Period Terraced Home on Uppleby  
HIGHLIGHTS - Delightful Setting, Versatile Living Space, Three Bedrooms, Beautiful South Facing Garden, Garage and Off Street Parking. No Onward Chain.  
THREE WORDS - Lifestyle. Location. Lovely!

## CHARMING PERIOD HOME

A SUPERB OPPORTUNITY TO LIVE ON ONE OF EASINGWOLD'S MOST DESIRABLE ROADS

## STEP INSIDE

Positioned along the iconic, tree-lined greens of Uppleby, this charming period home enjoys an enviable setting with a south-facing garden, garage (accessed via Back Lane) and beautifully balanced, versatile living throughout.

This has been a much-loved home, thoughtfully styled and carefully maintained, offering a wonderful blend of character features and modern-day comfort. From the moment you step inside, the welcoming entrance hallway sets the tone, with high ceilings, picture rails and ornate fireplaces offering a lovely nod to the home's heritage.

The ground floor flows beautifully and has been cleverly reimagined to create a super sociable layout. The elegant sitting room, with its bay window complete with shutters, enjoys delightful views over Uppleby. There is ample space for comfortable seating, a striking feature fireplace and bespoke shelving within the alcoves. An open archway leads seamlessly into the dining room, allowing natural light to flood through and creating an effortless connection between the two spaces—perfect for both everyday living and entertaining.





The kitchen has a classic country feel, fitted with cream base and wall units, complemented by granite worktops and all the modern conveniences you would expect. To the rear, the garden room is a true WOW FACTOR—peaceful, private and bathed in natural light, with beautiful views over the garden, it is the perfect place to relax and unwind.

A cloakroom and inner hallway with access to the rear complete the ground floor.

To the first floor, the light and airy feel continues. The principal bedroom enjoys lovely views over Uppleby and features fitted cupboards and a charming fireplace. The second double bedroom also boasts an ornate fireplace and enjoys far-reaching views towards the cricket ground and beyond. A generous third bedroom provides flexibility as a single room, nursery or home office. The house bathroom is well-appointed with a shower cubicle, pedestal wash basin and WC, and enjoys delightful garden views.



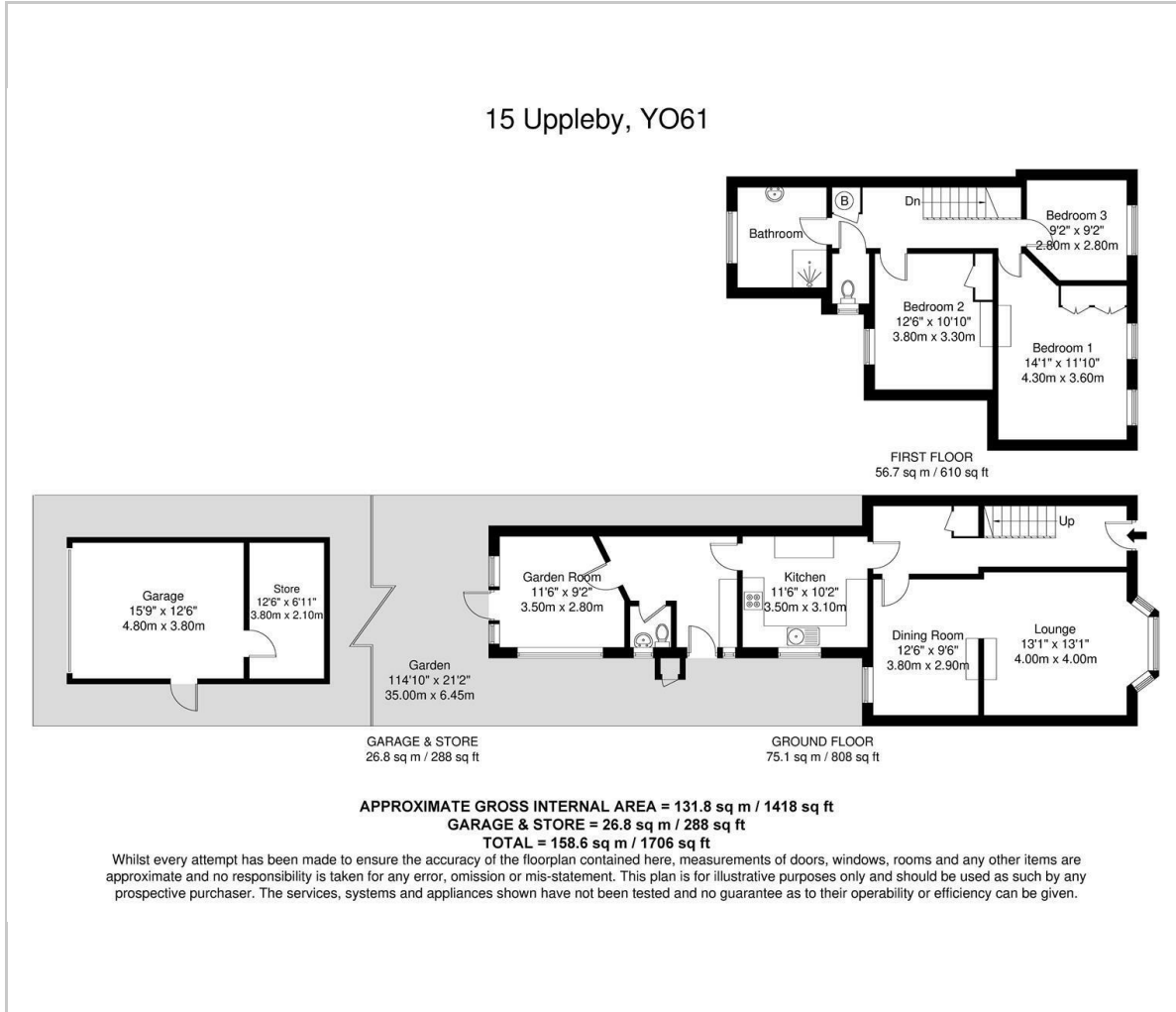
Outside, the gardens are simply stunning and clearly a labour of love. The south-facing space has been beautifully landscaped with mature borders, an array of flowering plants, shrubs and small trees, creating a colourful and ever-changing backdrop throughout the seasons. A paved terrace provides the perfect spot for alfresco dining or enjoying the evening sun with a glass of fizz.

The garage, accessed via Back Lane, offers space for a vehicle or storage, alongside off-street parking. In addition, the current owner has created a fantastic workshop, previously used as a home office—ideal for those seeking flexible working space.

Offered with NO ONWARD CHAIN, this is a rare opportunity to secure a truly special home in one of Easingwold's most sought-after locations.



## 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.

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## Area Map



## Energy Efficiency Graph

