



Partridge Road, Easingwold Guide Price £550,000

This impressive 1,933 sq ft 4 bedroom, 3 bathroom detached property with double garage is the last plot to be built by Tilia Homes on their Hambleton Chase development on the rural fringes of Easingwold. The Woodford's family living space includes a spacious reception hall, study, versatile formal dining/play room, 22'9" (7.0m) long sitting room and an 18'1" (5.52m) long dining kitchen complemented by a useful utility room and downstairs wc.

*** ESTIMATED COMPLETION - WINTER 2025 & 5% DEPOSIT BOOST AVAILABLE WORTH £27,500 ***

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Inside

A spacious reception hall with elegant staircase and cloakroom/wc leads off into a study, versatile formal dining room or family room and an impressive 22'9" (7.00m) long dual aspect living room with double doors opening out into the rear garden. The heart of this fabulous family home will be it's 18'1" (5.52m) long dining kitchen which will enjoy rear garden views and a contemporary kitchen with integrated appliances complemented by double doors off the dining area opening out into the rear garden and a useful utility room leading off.

The first floor landing leads off into a principal bedroom with a stylish en-suite shower room, guest bedroom with a 2nd en-suite shower room, 2 further double bedrooms and a family bathroom.

Other internal features of note include double glazing, a gas fired central heating system and solar panels to supplement the property's energy bills PLUS a peace of mind 10 year structural warranty.

Outside

The front garden will be open plan in design and a double width driveway provides parking and access into a double garage. The rear garden will be enclosed and features a paved seating area.

Room Dimensions

Study 3.75m x 2.50m 12'3" x 8'2"

Living Room 7.00m x 3.72m 22'9" x 12'2"

Dining Room 3.75m x 3.17m 12'3" x 10'4"

Dining Kitchen 5.52m x 3.81m 18'1" x 12'5"

Utility Room 2.95m x 1.86m 9'6" x 6'1"

Principal Bedroom 3.96m x 3.74m 12'9" x 12'2"

En Suite 1

Bedroom 2 4.10m x 3.60m 13'4" x 12'0"

En Suite 2

Bedroom 3 4.00m x 3.70m 13'1" x 12'1"

Bedroom 4 3.72m x 3.09m 12'2" x 10'1"

Bathroom

Agent's Note

Please note that all images are either computer generated or taken inside a similar Tilia Home and are therefore for illustrative purposes only. All room dimensions are approximate and again, are offered purely as a guide.

Tenure

Freehold

Broadband Coverage

Up to * Mbps download speed

*Download speeds vary by broadband providers so please check with them before purchasing.

Services/Utilities

Mains gas, electricity, water and sewerage are understood to be connected.

EPC Rating

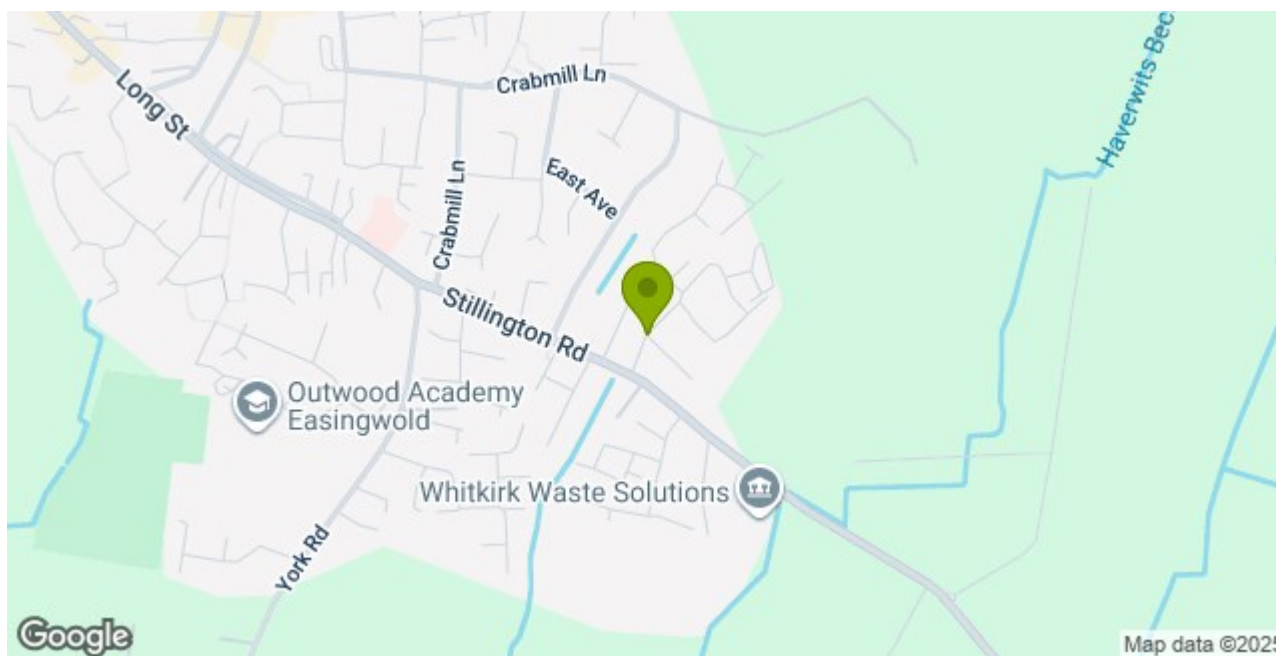
To Be Confirmed

Council Tax

To Be Confirmed - North Yorkshire Council

Viewings

Strictly via the selling agent - Stephensons Estate Agents, Easingwold



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York	01904 625533
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