

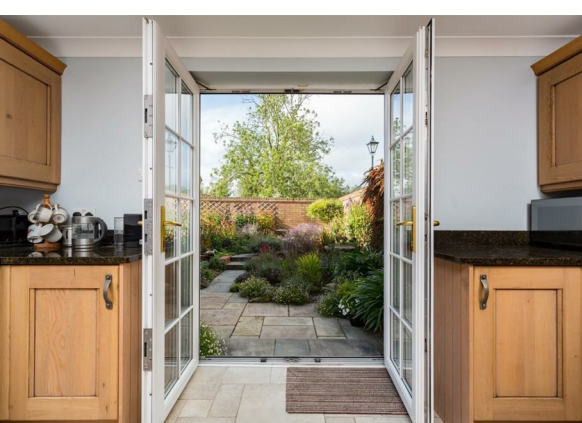


Lime Tree Avenue, Easingwold Guide Price £385,000

An internal inspection is essential to appreciate the style, quality and space on offer inside this beautifully presented 3 bedroom detached property located on the Claypenny development, perfectly positioned on the rural fringes of Easingwold, yet within a picturesque parkland walk into the Market Place.

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Inside

A reception hall with coat cupboard and cloakroom/wc leads off into a sitting room with front garden views and a double doors opening out into a south facing walled rear garden with an idyllic wooded backdrop. The high specification dining kitchen features expansive granite worktops and oak fronted storage cupboards, complemented by a range of integrated appliances (gas hob, fan assisted oven and grill, fridge, dryer and washing machine) and double doors allowing further access out into delightful rear garden.

The first floor landing leads off into a principal bedroom with fitted wardrobes and en-suite shower room, fabulous guest bedroom with a 9'2" (2.79m) high vaulted ceiling, the 3rd bedroom is currently set up as a home office with fitted storage and an impressive house bathroom.

Other internal features of note include double glazing and a gas fired central heating system.

Outside

The pretty front garden features a host of specimen shrubs and a driveway to the side provides parking an access into a brick built single garage.

The lovingly landscaped walled rear garden is a credit to the current owners who have created an idyllic south facing haven of textures, colours and pathways that lead you through formal and relaxed areas and a Jasmine archway into a highly productive kitchen garden area, currently providing vegetables, herbs and soft fruit. The rear garden also features a small greenhouse and a water butt.

Tenure

Freehold

Services/Utilities

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

Broadband Coverage

Up to 1600* Mbps download speed

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

EPC Rating

*

Council Tax

D - North Yorkshire Council

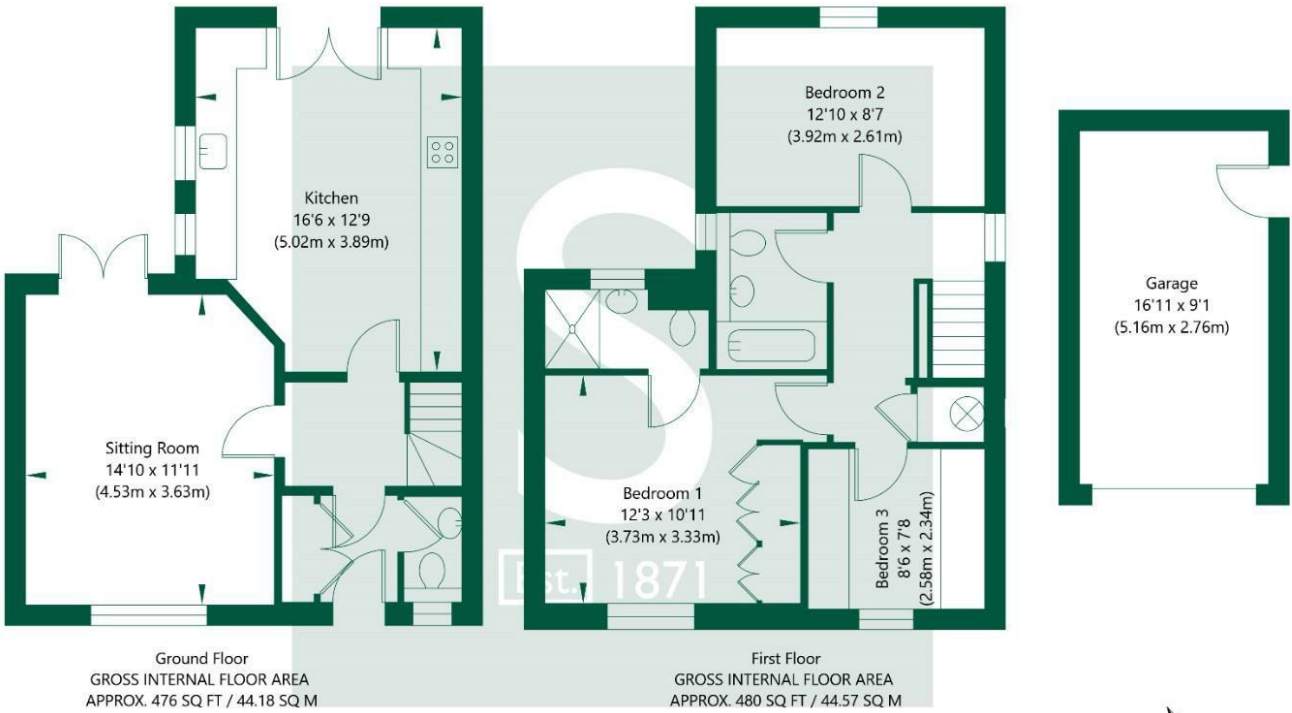
Current Planning Permissions

No current valid planning permissions

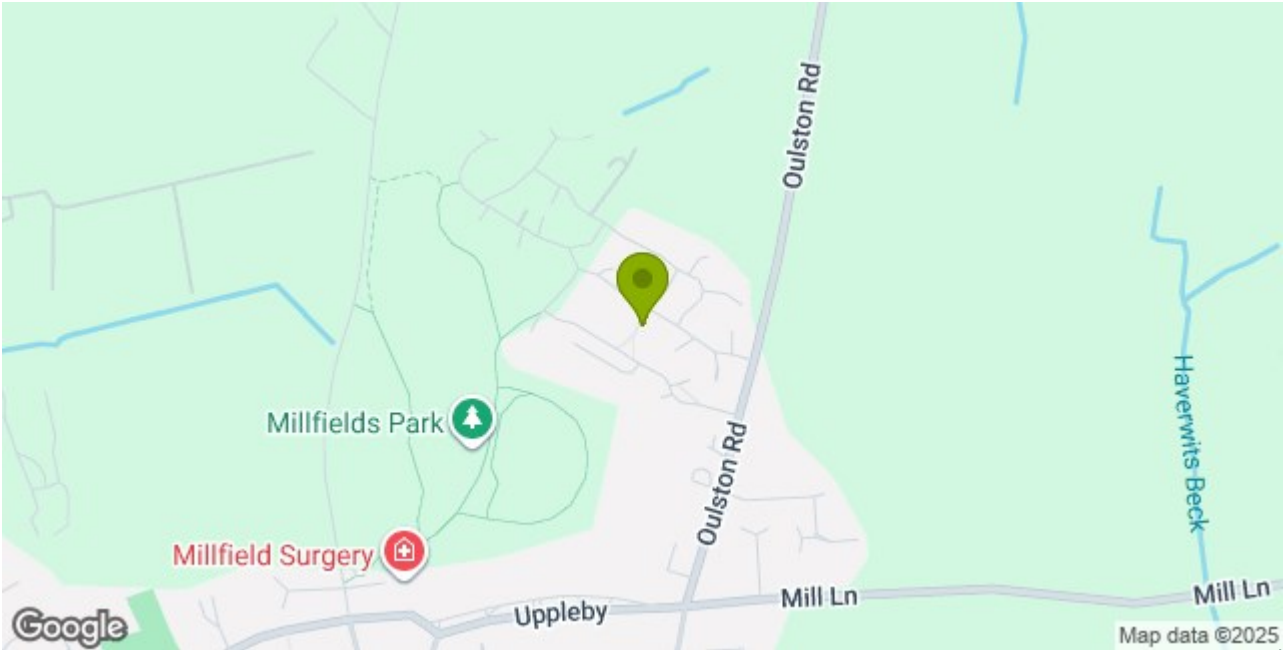
Viewings

Strictly via the selling agent - Stephensons Estate Agents, Easingwold

Lime Tree Avenue , York, YO61 3RT



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 956 SQ FT / 88.75 SQ M - (Excluding Garage)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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