New Inn Lane, York YO61 3PH

£270,000

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A fabulous 2 bedroom semi-detached property situated within a stones throw of Easingwold's bustling Market Place. Features include a downstairs wc, spacious sitting room, stylish dining kitchen, 2 double bedrooms and a shower room, complemented by a car port, single garage and a walled rear garden.

Tenure: Freehold
Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected
Broadband: Up to 1600 Mbps* download speed
EPC Rating: C - 69
Council Tax: C - North Yorkshire Council
Current Planning Permission: No current valid planning permissions

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

A useful entrance lobby opens into a generous sitting room with feature fireplace and a stylish dining kitchen that features generous storage and a full range of integrated appliances (gas hob, fan assisted oven and grill, dishwasher, washing machine, tumble dryer, fridge and freezer) complemented by a cloakroom/wc leading off and a double glazed door opening out into the idyllic rear garden.

The first floor landing leads off into an impressive principal bedroom with fitted wardrobes, second double bedroom and a shower room with heater towel rail and a walk-in shower.

Other internal features of note include double glazing, a gas fired central heating system and drop down loft ladder access off the landing.

A driveway and car port to the side of the property provides parking and access into a brick built single garage with remote control roller door.

The delightful walled rear garden provides an attractively landscaped low maintenance area with a rustic red brick backdrop.

AGENTS NOTE
Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

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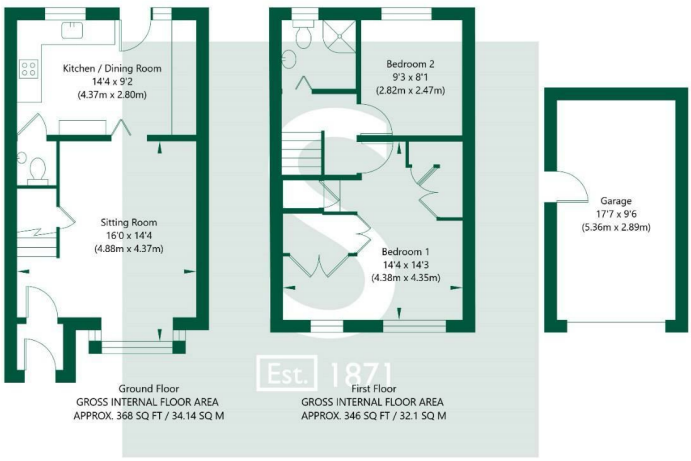

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 714 SQ FT / 66.24 SQ M - (Excluding Garage)
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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