



A surprisingly spacious 3 bedroom semi-detached home, ideally positioned on the rural fringes of a highly sought-after village just 4 miles from Easingwold and under 8 miles north of York. Offered with no onward chain, this attractive property boasts two formal reception rooms, an impressive 17'2" (5.23m) kitchen, off-road parking and a generous south facing rear garden.

Tenure: Freehold
 Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected
 Broadband: Up to 76 Mbps* download speed
 EPC Rating: E - 52
 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.



An entrance hall with tiled floor and staircase leads off into a formal dining room featuring a double glazed bow window to the front aspect, while the living room enjoys pleasant views over the rear garden and features a fireplace with a slate hearth. The well proportioned 17'2" (5.23m) long kitchen offers ample worktop space and a comprehensive range of base and wall units complemented by a tiled floor and an integrated oven and grill, ceramic hob with extractor hood above and further freestanding appliance space. A useful walk-in storage cupboard adds practicality while the kitchen also provides access to the driveway and a charming stable-style door opening onto the rear garden.

Upstairs, the first-floor landing leads off to 3 bedrooms, with 1 benefiting from a range of fitted Sharps wardrobes and 2 enjoying delightful rural glimpses. All 3 bedrooms are served by a family bathroom fitted with a shower over the bath and a heated towel rail.

Further internal features include gas fired central heating, double glazing throughout and a drop-down ladder from the landing providing access to a partially boarded loft.

Externally, the property offers a driveway to the front providing off-road parking while the enclosed south facing rear garden is predominantly laid to lawn and includes a paved seating area.

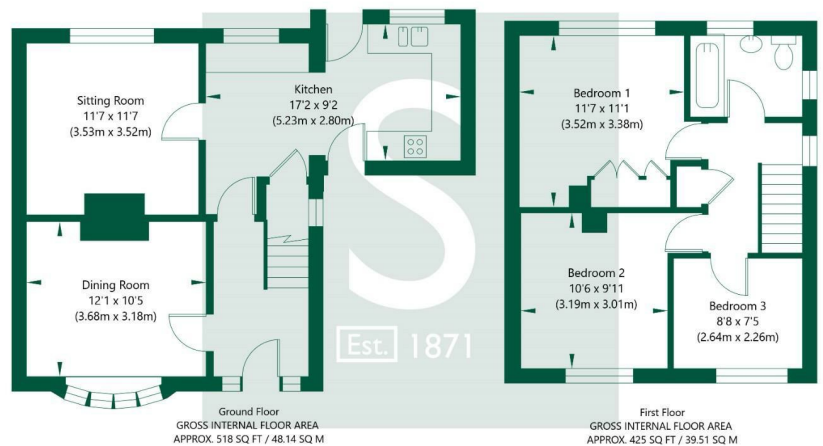
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Pinfold Terrace, York, YO61 1QG



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 943 SQ FT / 87.65 SQ M
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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