

Hambleton Way, York YO61 3EE

£450,000

**Stephensons**  
estate agents & chartered surveyors



A deceptively spacious and well maintained 4 bedroom detached property, tucked away in a cul-de-sac on the outskirts of Easingwold. Boasting an extended ground floor layout with an additional shower room, this property offers versatile and generous living space, ideal for extended families or multi generational living.

Tenure: Freehold  
 Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected  
 Broadband: Up to 1600 Mbps\* download speed  
 EPC Rating: B - 81  
 Council Tax: E - 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 practical entrance porch welcomes you into this impressive family home, complete with a personnel door providing internal access to the garage. From here, a spacious reception hall leads into a generous sitting room overlooking the rear garden, alongside an outstanding 19'4" (5.89m) dining kitchen. This superb space features a walk-in pantry, central island with breakfast bar and an extensive range of storage units all complemented by integrated appliances including a five-ring gas hob, eye-level double oven and grill, fridge, wine chiller and dishwasher.

The extended ground floor accommodation further enhances the home's versatility with a substantial 19'6" (5.94m) second living room. This flexible space could also serve as an additional bedroom, ideal for an elderly relatives as it benefits from double doors opening onto the rear garden as well as its own en-suite shower room.

Upstairs, the first-floor landing includes an airing cupboard and provides access to 4 well proportioned bedrooms, 2 of which feature fitted wardrobes. The bedrooms are served by a stylish family bathroom complete with a shower over the bath, heated towel rail and a vanity unit with wash basin and integrated storage.

Additional internal highlights include gas fired central heating, double glazing throughout and solar panels that help reduce energy costs while also generating an income.

Externally, the property offers a driveway providing off-street parking and access to an attached garage fitted with a remote-controlled roller door. The south-west facing rear garden is predominantly laid to lawn and includes a paved seating area as well as a greenhouse and a shed, both equipped with power and lighting.

**AGENTS NOTE**

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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1523 SQ FT / 141.56 SQ M - (Excluding Garage)  
 All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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