



10 Crabmill Lane, Easingwold, York YO61 3DE

Stephensons



A surprisingly spacious 3 bedroom mid terraced property featuring a generous 16'6" long sitting room, impressively appointed 16'6" long dining kitchen, larger than average master bedroom, 2 further bedrooms and a stylish bathroom with bath and separate walk-in shower complemented by gas fired radiator central heating, double glazing, off road parking and a lawned rear garden.

Hambleton District Council - Tax Band C

Viewings via Easingwold Office 01347 821145

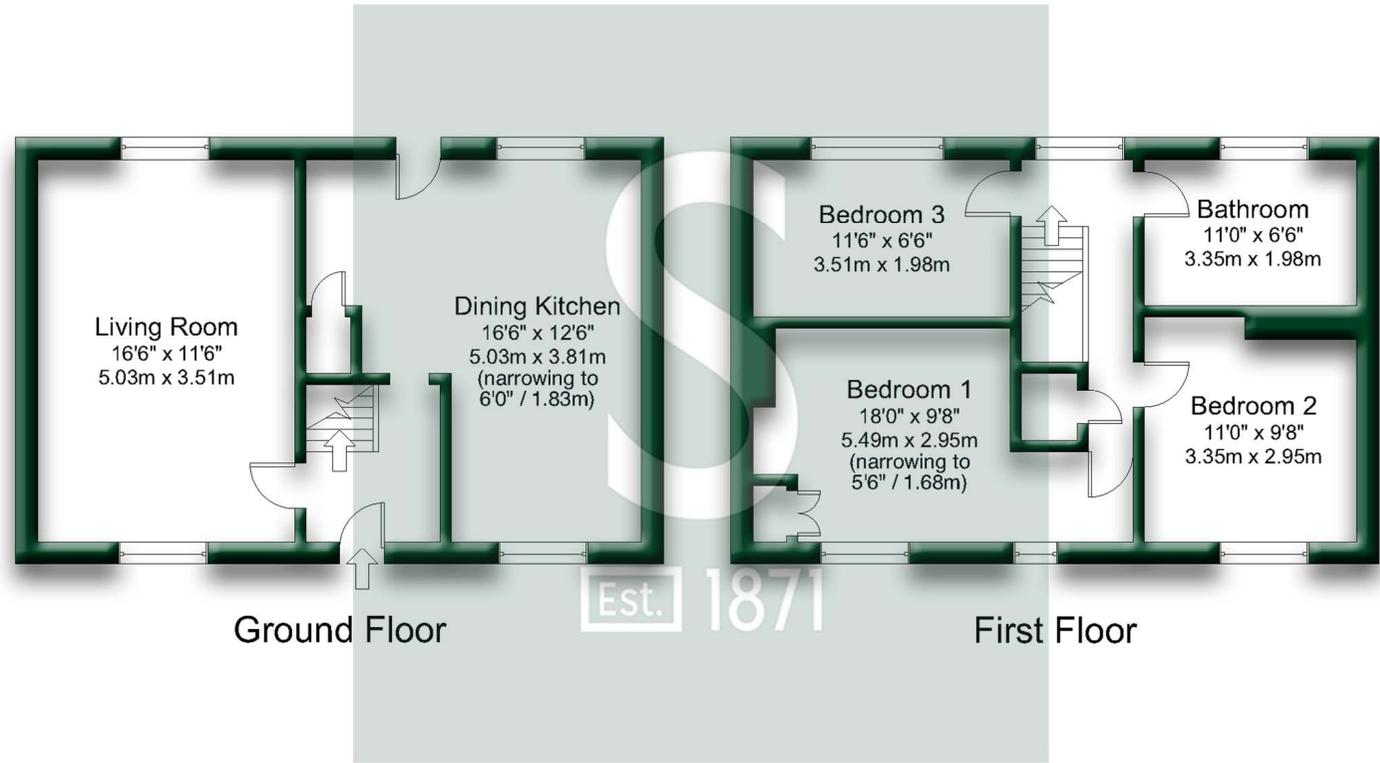


On the ground floor a reception hall leads off into a generous 16'6" long dual aspect sitting room and an impressively appointed 16'6" long dining kitchen with a tiled floor featuring working surfaces, base and wall storage units, stainless steel sink and drainer unit, integrated touch control hob with stainless steel filter canopy above and fan assisted oven and grill below plus freestanding appliance space complemented by larder cupboard and a double glazed door allowing access out into the rear garden.



The first floor landing leads off into a generous master bedroom, 2 further bedrooms and a spacious bathroom featuring both a bath and a separate walk-in shower. Other internal features of note include gas fired radiator central heating and double glazing.

Externally at the front of the property a gravel driveway provides off road parking and a private archway to the side leads through to a delightful rear garden that features a paved seating area, long lawn, 2 timber built storage sheds and a useful brick built outhouse (7'8" x 4'6") with power and light connected.



Gross internal floor area (approx.): 82.7 sq m (890 sq ft) Not to Scale. Copyright © Apex Plans.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 c
55-68	D		
39-54	E	52 e	
21-38	F		
1-20	G		

Services

We have been informed by the Vendor that all mains services are connected to the property.

Stephensons
 York 01904 625533
 Haxby 01904 809900
 Knaresborough 01423 867700
 Selby 01757 706707
 Boroughbridge 01423 324324
 Easingwold 01347 821145
 York Auction Centre 01904 489731

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