



2 Hurns Way, Easingwold YO61 3FR

Stephensons



An impressive 4 bedroom detached property situated within the Oaklands development on the fringes of Easingwold which was built in 2014 by Redrow Homes. The beautifully presented living accommodation on offer includes an 18'2" long sitting room, 17'2" long dining kitchen with integrated appliances, utility room with cloakroom/wc, master bedroom with built-in wardrobes and en-suite shower room, 3 further double bedrooms and a stylish bathroom complemented by a driveway, integral garage and lawned gardens.

Council Tax Band :: E

Energy Efficiency Rating :: E :: 80

Viewings via Easingwold Office 01347 821145



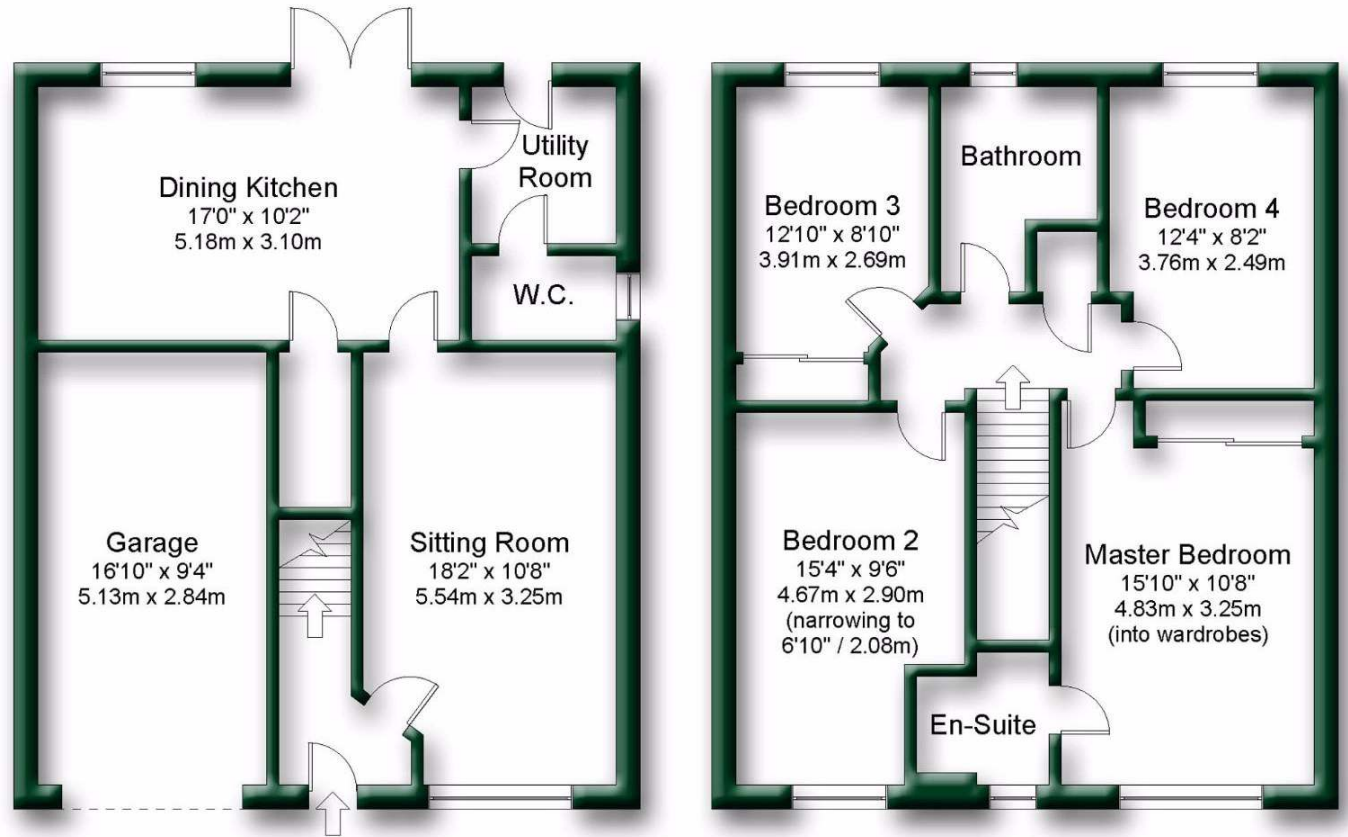
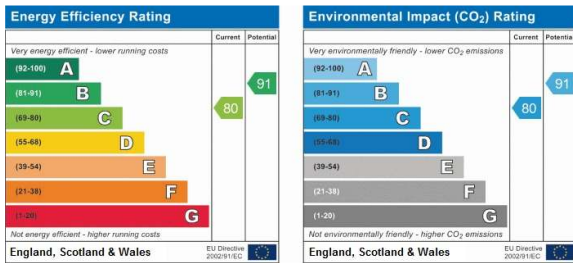
The ground floor living accommodation briefly comprises of a hallway, 18'2" long sitting room and a 17'2" long dining kitchen with double doors opening out into the rear garden and integrated appliances to include a gas hob, eye-level double oven and grill, fridge, freezer and a dishwasher complemented by an adjoining utility room with further rear garden access and a cloakroom/wc.

The first floor landing leads off into a master bedroom with built-in wardrobes and en-suite shower room, 3 further double bedrooms (1 with built-in wardrobes) and a stylish bathroom.

Other internal features of note include gas fired radiator central heating, double glazing and the residue of the 10 year NHBC warranty.

Externally the front garden is mainly laid to lawn and a double width driveway provides parking and access into an integral single garage with power and light connected. The rear garden is enclosed, mainly laid to lawn and features a paved seating area.





Ground Floor

First Floor

Gross internal floor area excluding Garage (approx.): 109.8 sq m (1,182 sq ft)

Not to Scale.
Copyright © Apex Plans.

Services

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

Stephensons
York
Haxby
Knaresborough
Selby
Boroughbridge
Easingwold
York Auction Centre

01904 625533
01904 809900
01423 867700
01757 706707
01423 324324
01347 821145
01904 489731

Partners

JF Stephenson MA (Cantab) FRICS FAAV
IE Reynolds BSc (Est Man) FRICS
REF Stephenson BSc (Est Man) MRICS FAAV
NJC Kay BA (Hons) pg dip MRICS
OJ Newby MNAEA
JE Reynolds BA (Hons) MRICS
RL Cordingley BSc FRICS FAAV
JC Drewniak BA (Hons)

Associates

CS Hill FNAEA
N Lawrence

Regulated by RICS Stephensons is the trading name for Stephensons Estate Agents LLP
Partnership No: OC404255 (England & Wales)
Registered Office: 10 Colliergate York YO1 8BP



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

- Stephensons with Boulton and Cooper for themselves and for the vendors or lessors of this property for whom they act, give notice that:
- Messrs Stephensons with Boulton and Cooper, their servants or agents, (the firm) accept no responsibility whatsoever for any statement within the meaning of the Consumer Protection From Unfair Trading Regulations 2008 which is made as to any feature of any property identified in this brochure, or as to any matter in relation thereto prescribed by any order made under the said Act.
 - The foregoing disclaimer applies to any such statement, whether of fact or opinion, made herein or otherwise and whether made orally, pictorially or in writing or howsoever by the firm.
 - No inference of any kind should in any circumstances whatsoever be drawn from any such statement, or from any omission from such statement or omission.
 - Without derogation from the generality of the foregoing disclaimer, the firm neither represents nor warrants the existence, type, size, position, effectiveness or condition of any feature or features of the said property which may be mentioned herein. Nothing contained forms part of any offer and no statement made, whether herein or otherwise, by or on behalf of the firm will be incorporated in any agreement between the vendors and any purchaser nor should any such statement be relied upon in entering or agreeing to enter into any such agreement or expending any sum in contemplation thereof.