

2 Hurns Way, Easingwold YO61 3FR

Stephensons

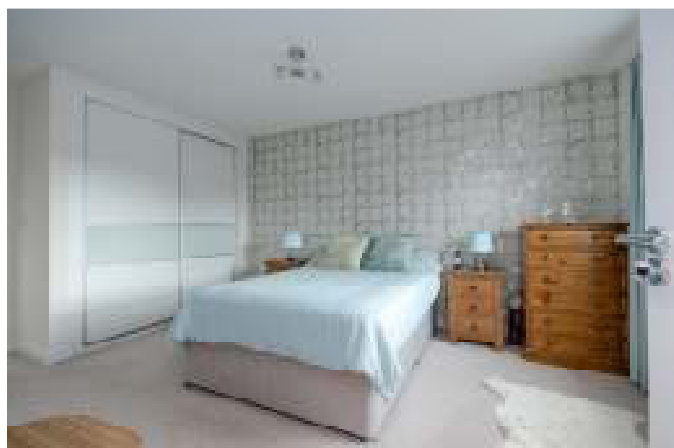


An impressive 4 bedroom detached property situated within the Oaklands development on the fringes of Easingwold which was built in 2014 by Redrow Homes. The beautifully presented living accommodation on offer includes an 18'2" long sitting room, 17'2" long dining kitchen with integrated appliances, utility 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.

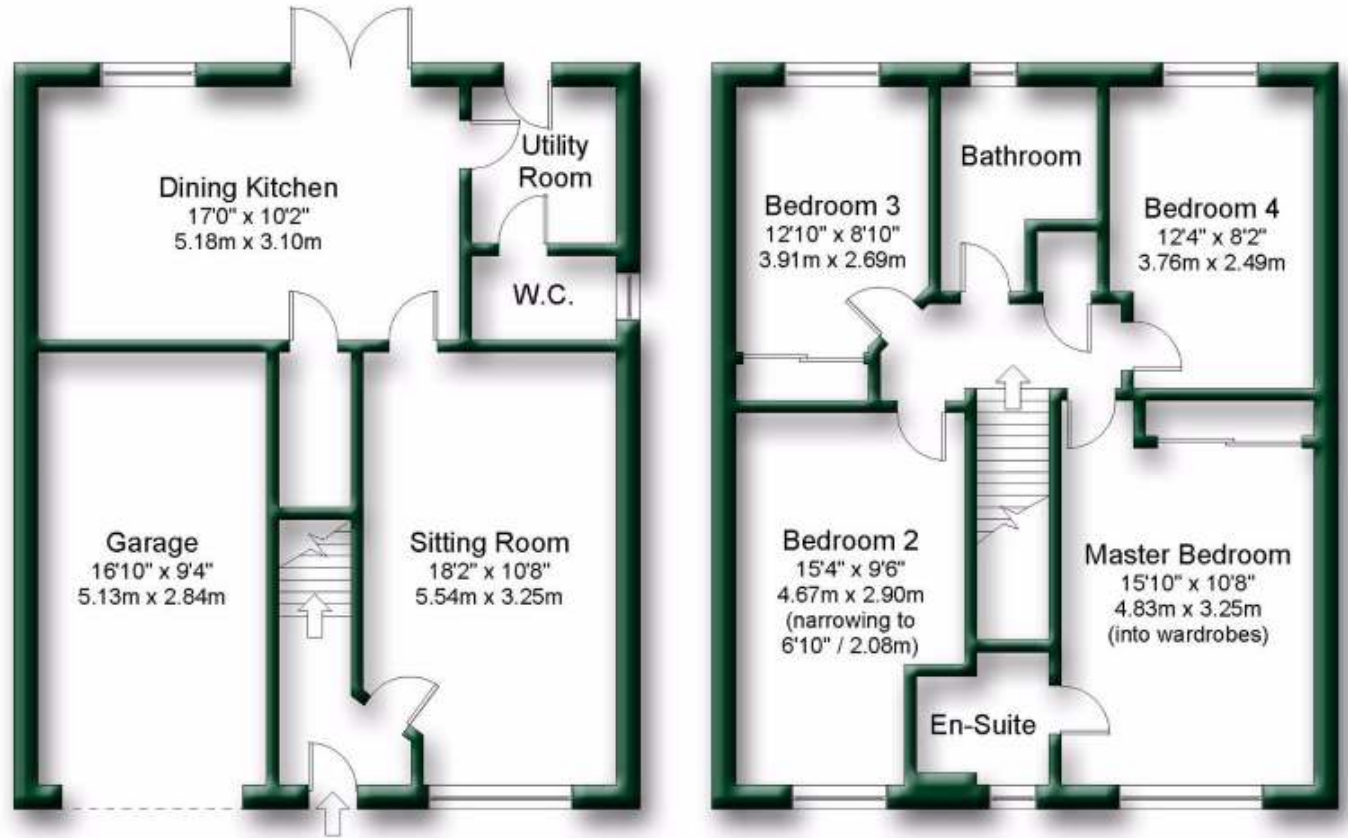
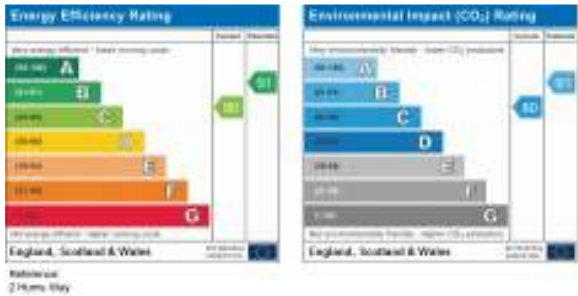
The first floor landing leads off into a master bedroom with built-in wardrobes and en-suite shower room, 3 further double bedrooms (1 with built-in wardrobes) and a stylish bathroom.

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.  
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### 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

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