

Aspen Road, Easingwold, York

£545,000

Stephensons
estate agents & chartered surveyors

Aspen Road, York YO61 3SP

Est. 1871

£545,000

A stylish, spacious and beautifully presented 5 bedroom detached property built by Avant Homes in 2023. Enjoying an enviable position on the rural fringes of Easingwold, the property features include 2 formal reception rooms, a stunning 31'7" (9.63m) long dining kitchen & living area, 3 contemporary bathrooms, landscaped gardens and a detached double garage.

Beyond the welcoming entrance, this modern family home immediately impresses with an 18'0" (5.49m) long reception hall, complete with an understairs storage cupboard and a generous cloakroom/WC, leading off into a spacious sitting room and a sensibly sized snug, a wonderfully versatile space equally suited as a formal dining room, play room or home office.

Undoubtedly the heart of this exceptional home is the stunning 31'7" (9.63m) long open-plan dining kitchen and living room, perfectly designed for contemporary family life and effortless entertaining with 2 sets of double doors opening directly onto a decked seating area in the rear garden from both the dining and living spaces.

The beautifully appointed kitchen provides extensive worktop space, an excellent range of fitted cabinetry and a comprehensive selection of integrated appliances including a fridge/freezer, induction hob, oven, microwave/grill and dishwasher, all complemented by a practical utility room.

To the first floor, a spacious landing leads to an impressive principal bedroom featuring a luxurious en-suite bathroom fitted with both a bath and a separate walk-in shower. The guest bedroom benefits from its own en-suite shower room, while 2 further double bedrooms and a versatile 5th bedroom are served by a stylish family bathroom, again







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 - 86
Council Tax: F - North Yorkshire Council
Current Planning Permission: No current valid planning permissions

*Download speeds vary by broadband providers so please check with them before purchasing.

Under the Estate Agency Act 1979, we are obliged to inform you that a vendor of this property is a connected person to Stephensons Estate Agents.











incorporating both a bath and a larger-than-average walk-in shower.

Further benefits include a gas fired central heating system, double glazing, remote operated burglar alarm and the reassurance of the remaining term of a 10-year NHBC Buildmark warranty.

Externally, the property continues to impress. The front garden is neatly laid to lawn whilst a double-width driveway provides parking and leads to a detached double garage with power, lighting and EV charging point.

The enclosed rear garden has been thoughtfully landscaped to create a private and tranquil setting featuring a lawn, stylish decked seating area and beautifully planted flowerbed borders that provide colour, texture and a wonderful sense of maturity.

AGENTS NOTE
Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

In accordance with Anti-Money Laundering Regulations, we are required to carry out identity and anti-money laundering checks on all purchasers. A non-refundable fee of £30 + VAT (£36 including VAT) per purchaser is payable for these checks. The fee must be paid before we can issue a Memorandum of Sale to the solicitors and is non-refundable should the purchase subsequently not proceed

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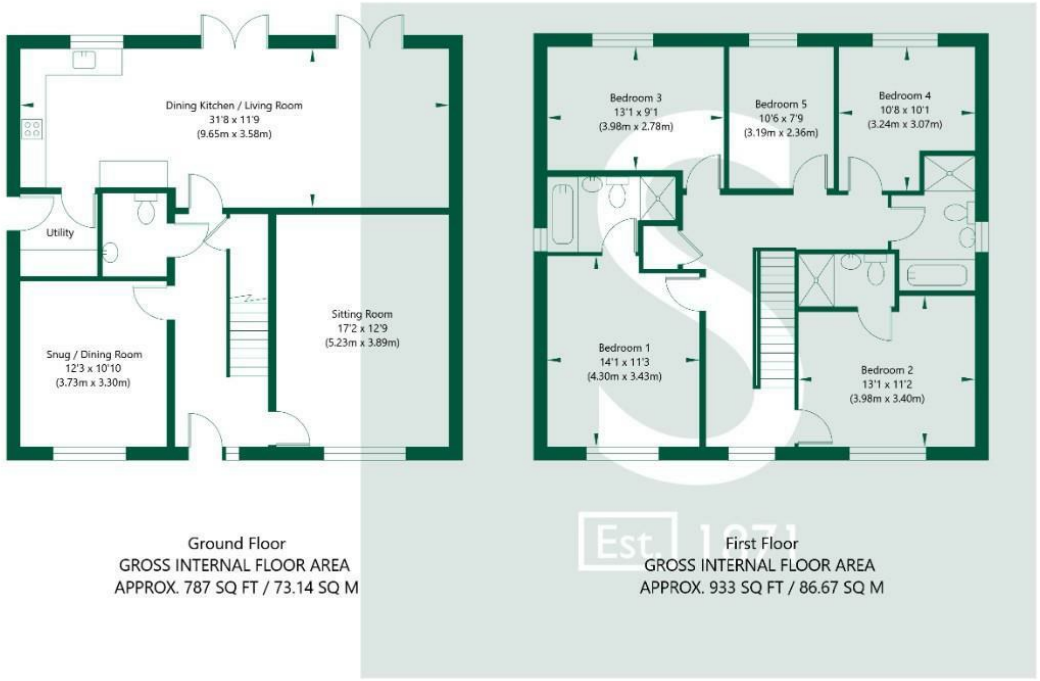
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Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 787 SQ FT / 73.14 SQ M

First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 933 SQ FT / 86.67 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1720 SQ FT / 159.81 SQ M - (Excluding Garage)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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