



## Larch Rise

Easingwold, York, YO61 3RZ

Offers Over £279,000





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STYLE - Delightful House on Claypenny!  
HIGHLIGHTS - Lovely Position Overlooking  
The Green, Updated by Current Owners, Two  
doubles, Single Garage, No Onward Chain  
THREE WORDS - Move Straight In!

### Delightful Home Overlooking Pretty Green on Claype

Nestled in the heart of the highly sought-after Claypenny development, this delightful mid-terrace home at 6 Larch Rise offers a perfect blend of modern convenience and charming character. Overlooking a picturesque green, this property has been thoughtfully updated and rejigged by the current owner, ensuring a high specification throughout.

### Step Inside

As you enter in to the hallway, you are greeted by a warm and inviting sitting room. This cosy space features a charming fireplace with an electric stove and built-in shelving, providing ample space for comfy seating. A window overlooking the front allows natural light to flood in, creating a bright and airy atmosphere.

The ground floor flows effortlessly into a smart dining kitchen. Here, floor and wall-mounted cupboards and drawers perfectly complement the granite work surface. Integral appliances include a 4-ring gas hob, single oven, fridge freezer, washing machine/dryer, and microwave. A super walk-in pantry cupboard offers plenty of storage for ingredients and household bits and bobs. The dining area is ideal for social gatherings, with French doors that open to bring the outside in.

A ground floor cloakroom adds to the convenience of this lovely home.







### Upstairs

The stairs lead to a large double bedroom with views over The Green and built-in wardrobes. A second double bedroom provides additional space. The contemporary bathroom features a panelled bath with a shower over, ensuring a relaxing and stylish space.

### Outside

The enclosed garden is a true delight, featuring a paved terrace perfect for alfresco dining, a lawned area, and decking that provides a second seating area. The garden is beautifully planted with lavender bushes and mature shrubs.

The front garden boasts a dwarf brick boundary wall with wrought iron railings, a shaped lawn, and a path leading to the entrance door. A gravelled area offers a charming seating spot.

### Additional Features

- Single garage with up and over door, equipped with power
- Off-street parking
- No onward chain

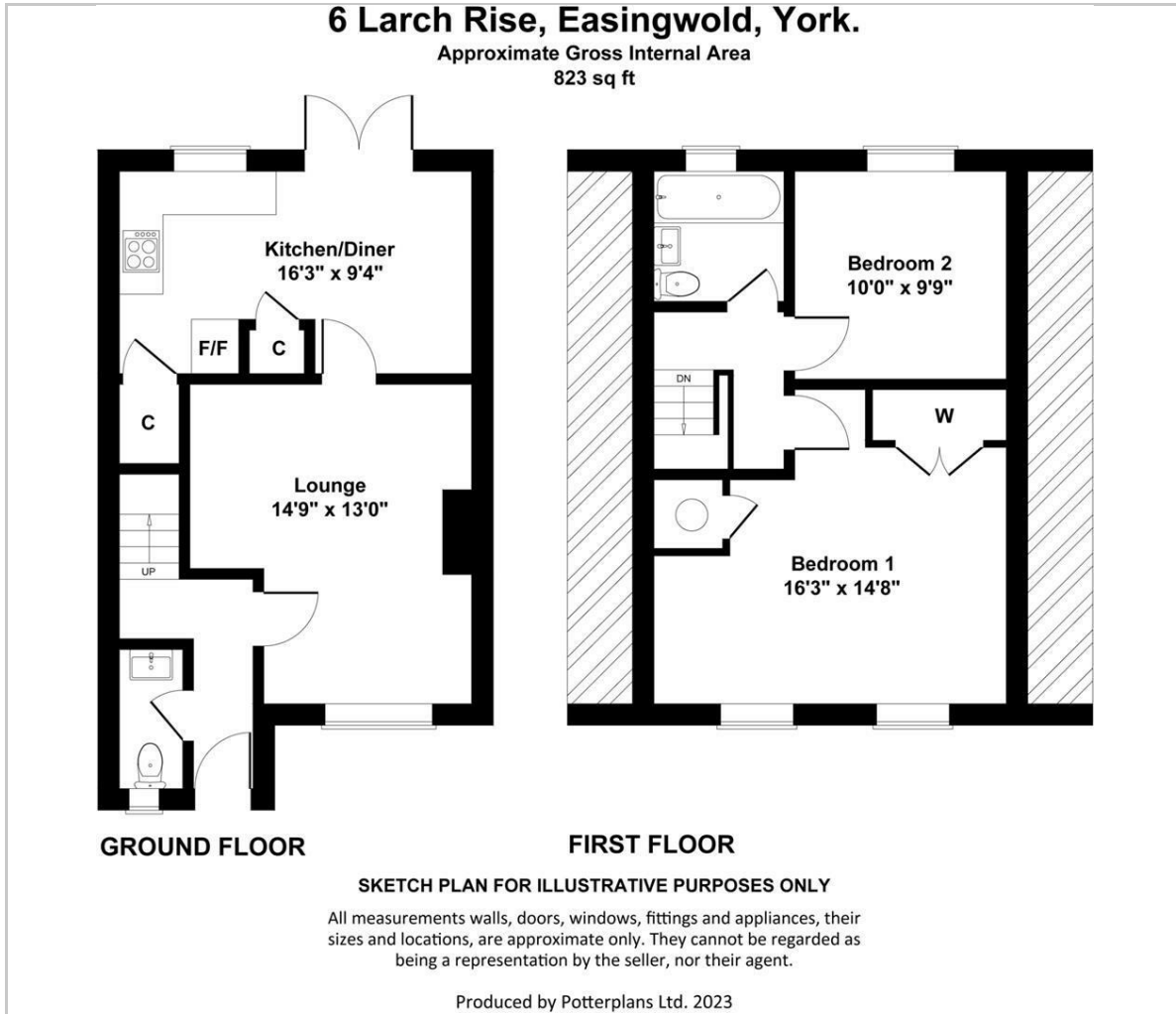
### Services

- Mains water, electricity, and drainage
- Gas-fired central heating

This charming home is ready for its new owners to move in and enjoy. Don't miss the opportunity to make 6 Larch Rise your own. Contact Emsley Mavor Estate Agents on 01347 823579 to arrange a viewing or for further information.



## Floor Plan



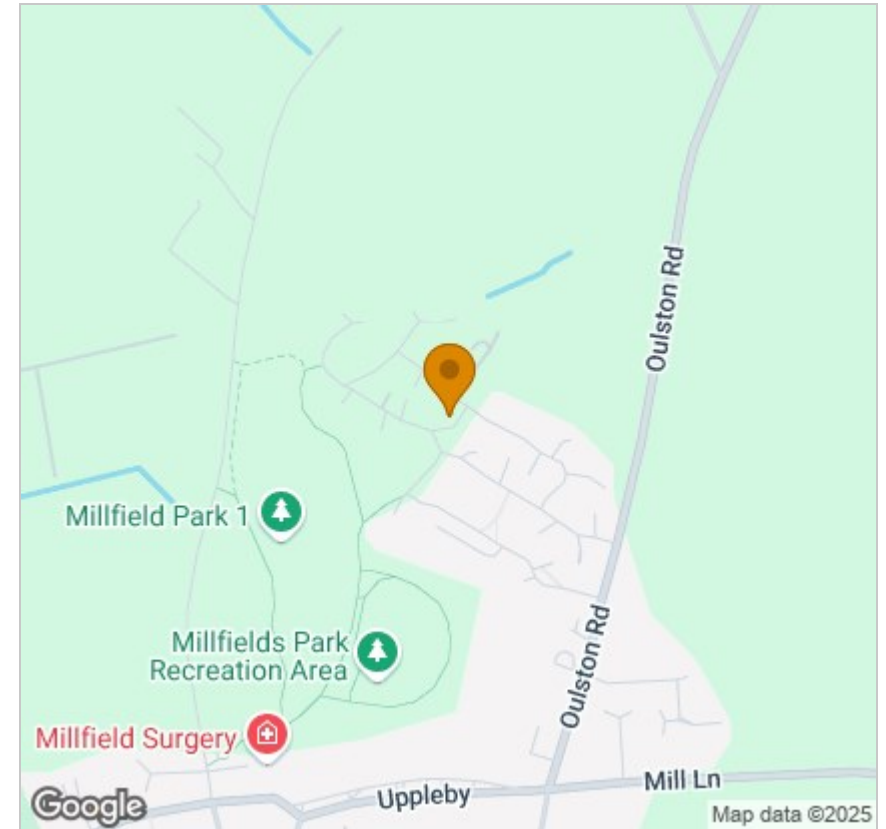
## Viewing

Please contact our Emsley Mavor Estate Agents Office on 01347823579 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

