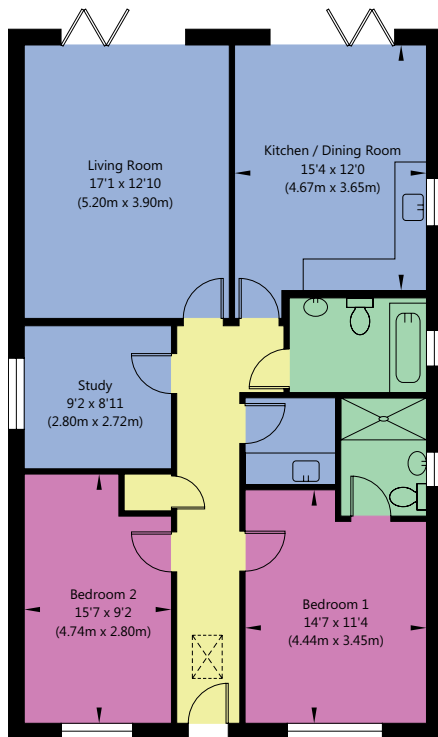




Tanglewood, The Pastures, Easingwold, YO61 3SH

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 - COPIED FROM ARCHITECT PLANS
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1062 SQ FT / 98.68 SQ M
 All Measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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Ground Floor
 GROSS INTERNAL FLOOR AREA
 APPROX. 1062 SQ FT / 98.68 SQ M

Tanglewood The Pastures, Easingwold

Handsome detached bungalow and garage within a boutique
 development in Easingwold

Entrance hall • living room • kitchen/dining room • utility room • 3 bedrooms
 2 bathrooms (1 en suite)
 Gardens • off-street parking

Dan Warrington HOMES

Blenkin
& Co
 CHARTERED SURVEYORS

Tanglewood

The Pastures, Stillington Road, Easingwold
North Yorkshire YO61 3SH

Tanglewood is an architect-designed new-build bungalow of more than 1000 sq ft, one of nine bungalows of traditional design found within The Pastures, a boutique residential development by Dan Warrington Homes. This is a bespoke product, offering something distinct and individual to the buyer. The ergonomic interiors are practical and stylish, with versatile space including two bedrooms. Private landscaped gardens provide an attractive setting and are connected via bi-fold doors at the rear.

The whole is set within an attractive cul-de-sac in a discreet corner of Easingwold off Stillington Road, just a stroll from the traditional, cobbled Georgian market square that lies at the heart of this delightful town.

- Skilfully designed space that meets the evolving needs of empty nesters and active downsizers
- Stylish interiors perfectly conceptualised for modern living with a vaulted ceiling in the kitchen dining room
- High quality fixtures and fittings including oak doors, sleek high spec kitchens and bathrooms, underfloor heating
- Choice of kitchen finishes and bathroom tiles upon early reservation
- Bi-fold or tri-fold doors connect the house to the gardens/ outside space
- Private landscaped gardens planted and paved with sandstone patios
- Garages to most plots and ample off-street parking
- Smoke and heat detectors, fully alarmed
- Quiet, discreet and secure residential corner of Easingwold
- Half a mile from the market square
- Within the Hambleton Hills – recently voted one of the best places to live in the UK in a quality of life survey
- The Pastures is scheduled for first completions from summer 2021
- Development by Dan Warrington Homes, a highly regarded specialist boutique developer with a superb track record, based in North Yorkshire.

Environs

York 13 miles, A1 10 miles, Thirsk 10 miles, York 12 miles, Harrogate 22 miles, Leeds Bradford airport 1 hour. (Distances/ times approximate)

Easingwold lies at the foot of the Howardian Hills and is famed for its Georgian market square. It boasts a wide range of shops including supermarkets and independent stores such as cafes and restaurants, bakeries, a butcher, chemist, stationer, petrol garage and BATA store to name but a few. Buses run to York, and the A19 trunk road by-passes the town. The bulk of Easingwold's facilities lie within walking distance of The Pastures.

Specification

General structure: Constructed of local handmade bricks from Alne with feature heads and sills; red clay pantile and natural slate roofs; internal walls are solid concrete blockwork with studded partitions; windows and doors are handcrafted and painted, with chrome furniture.

Kitchens: Individually designed for quality, efficiency and looks; choice of kitchen finishes upon early reservation; work surfaces and upstands are polished granite or quartz with integrated sink and splashback; Neff integrated stainless steel appliances with multi-function double oven; induction hob with extractor; integrated fridge freezer and dishwasher; LED voltage lighting system and pelmet lighting to units; Amtico flooring to kitchen and hallway.

Bathrooms and en suites: Contemporary designer sanitaryware in white with Hans Grohe taps; choice of bathroom tiles; Amtico flooring.

Doors, walls and woodwork: Painted in contemporary colours to walls throughout; oak internal doors, painted external doors, both with chrome door furniture; painted skirting and architraves; feature staircase with oak newel post, handrail and spindles; aluminium tri-folding doors from dining area to gardens.

Lighting and Electrics: LED spot lighting to kitchen/dining area and bathroom; abundance of 13amp power outlet points; multiple TV and telephone points; pre-wired to receive Satellite TV; smoke detectors; heat detectors to kitchen; alarm system.

Heating: Underfloor heating to ground floor areas; paths and patio areas finished with natural sandstone flags; stainless steel outdoor wall lighting, front and rear; external garden water tap.



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