



WILLOW GROVE, EARSWICK
£725,000

Carter Jonas

WILLOW GROVE, EARSWICK, YO32 9SN

Situated in the charming village of Earswick, this extraordinary five-bedroom detached residence, built by the renowned Hogg The Builder, is now available for sale. Positioned enviably on Willow Grove, the property offers breathtaking open views over the surrounding fields, exuding a wealth of charm, quality, and character that is synonymous with Hogg-built homes.

Upon entering, you are greeted by a welcoming entrance hall that sets the tone for the rest of the house. The ground floor features a spacious living room with an Inglenook fireplace, a formal dining room, a well-appointed kitchen/diner, and a utility room. Additionally, there is a conservatory that provides a perfect space to relax and enjoy the garden views. The ground floor also includes a convenient WC.

The first floor is home to five generously sized bedrooms, three of which boast en-suite shower rooms, providing ample space and privacy for family members or guests. A family bathroom serves the remaining two bedrooms. The property boasts gas central heating, double glazing, exposed beams, and solid internal doors, adding to its overall appeal.

Externally, the residence features a meticulously maintained front garden, a driveway with ample parking for several vehicles, and a double garage with an electric roller door. The rear garden is an oasis, beautifully landscaped and generously proportioned, adorned with a variety of shrubs and mature trees. Willow Grove is a private road, conveniently located just three miles north of York city centre, with easy access to the A64 and A1237. Local amenities, including a vets, a community village hall, and a playground, are within easy reach, as are the shops and facilities at Monks Cross and Clifton Moor retail parks. The property is also within the catchment area for excellent local schools, making it an ideal family home.

TENURE Freehold

LOCAL AUTHORITY City of York Council

COUNCIL TAX G

EPC BAND C

IMPRESSIVE 5 BED DETACHED PROPERTY LOCATED IN THE EVER POPULAR VILLAGE OF EARSWICK, WITH STUNNING VIEWS OVER FIELDS





Classification L2 - Business Data



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Total area: approx. 216.7 sq. metres (2332.1 sq. feet)

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | 70 | 78 |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

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