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The position & size of doors, windows, appliances and other features are approximate only.
□□□ Denotes restricted head height
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Directions

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**3 Bed
House - Mid Terrace
located in Easingwold**



23 Uppleby
Easingwold
York
YO61 3BQ

Offers In The Region Of £450,000
Freehold



Perfect downsizer, or end-of-chain property with no upward chain in a desirable North Yorkshire market town. Beautifully renovated 3-bed, 2-bath townhouse, blending modern style with period charm.

Set in the historic heart of Easingwold, this elegant three-bedroom townhouse has been thoughtfully reimagined for modern living while retaining a sense of timeless character.

On arrival, the hallway leads directly to a versatile reception room – an ideal home office, reading room, or snug retreat. To the rear, the showpiece bespoke kitchen impresses with salmon-pink tiling, striking gold fixtures, dark cabinetry, and a premium stone worktop. A central skylight bathes the space in natural light, while integrated Miele smart ready appliances, including a downdraft induction hob, dishwasher, full height fridge and two full-sized ovens, along with a boiling hot water tap and waste extraction, which provide seamless functionality. From here, the kitchen flows naturally into the open-plan lounge/dining area, which also benefits from two skylights, with remote-controlled blinds, and direct access to the private garden. A separate laundry/utility room offers fitted cabinetry, a sink, and an integrated full-height freezer and laundry appliances, ensuring practical elegance.

Beyond the open-plan living space, doors lead to a paved terrace, perfect for alfresco dining or morning coffee.

Two generously proportioned bedrooms are found on the first floor, served by the family bathroom. Finished with striking emerald-green tiles, gold fixtures, and a shower-over-bath combination, it combines luxury with everyday convenience. A fitted storage cupboard provides further practicality.

The entire top floor is dedicated to the principal suite, a sanctuary of calm. Arriving at a foyer space, there is potential for a dressing area or private office. The bedroom itself enjoys sweeping views over the garden and village rooftops, while the luxury en-suite boasts blue cabinetry, a freestanding bath, and a striking walk-in shower with coordinating tiles – a true spa-like retreat.

Lifestyle & Local Prestige

Nestled in the heart of Easingwold, a highly prized North Yorkshire market town, this home is a rare combination of contemporary luxury and village charm. The town square buzzes with character, from the artisan displays, The George Hotel, award-winning Durham Ox at Crayke, 2 miles away, to independent cafés and boutiques. Then, 5-6 miles away, a Michelin-starred restaurants await.

Families will appreciate that Outwood Academy Easingwold, rated Outstanding by Ofsted and serving ages 11–18, sits just minutes away — offering peace of mind for parents and an excellent education for growing children.

For those contemplating independent schooling, renowned institutions such as Queen Ethelburga's Collegiate and StPeter's School, York, are within driving distance, adding even more prestige to local living.

Commuters will enjoy easy access to York, Harrogate, and Leeds via the A19 and nearby road networks.

Scenic walks in the nearby Howardian Hills, combined with effortless access to York and Harrogate, further elevate this address—making Uppleby not just a property, but a lifestyle statement.

A full property brochure is available on request.

Please note some pictures have been staged using AI, please refer to the original pictures for best accuracy.

Part A (Key Facts)

- Tenure: Freehold
- Council Tax Band: C
- EPC Rating: 77 (C)

Part B (Property Details)

- Bedrooms: 3
- Bathrooms: 2
- Reception Rooms: 2
- Parking: On street

Part C (Material Information - Vendor Advised)

Building Safety:

- No known structural or building safety concerns.

Restrictions & Rights:

- No known restrictive covenants, rights of way, or easements.

Flood & Erosion Risk:

- Not in a known flood risk or erosion area.

Planning Permission:

- A rear garden plot has planning permission for a separate dwelling which is not included in this sale and being sold separately.

Accessibility:

- No. 23 and No. 25 share pedestrian access through a passage to the front and paths to the rear

Coal & Fuel Mining Risk:

- No known risk. (Area not within a designated Coal Authority reporting zone.)

Heating Type:

- Gas central heating.

- Ground floor is under floor heating locally zoned, upstairs there are cast iron radiations and a heated towel rail.

Electric:

- Mains electricity connected + smart meter

Drainage:

- Connected to mains drainage.

Broadband:

- Ultra-fast fibre installed with CAT6 data cabling throughout all rooms
- Full Fibre broadband available.
- (Check coverage: Openreach Fibre Checker)

Upon receipt of any offer these steps will follow.

1. Any offer put forward will be qualified by Anita, our independent financial advisor who will give you a call to discuss how you will be funding this purchase.

2. We require proof of your finances for your purchase. This will be evidence of where your cash is held e.g. bank statement, proof of mortgage/mortgage in principal or if your finances are from a sale on a property, we will require details of your solicitor acting for you to confirm.

3. Once a sale is agreed you will then be required to provide solicitor details. We can provide you with a competitive conveyancing quote.

4. Further documents required from you in person are: photo ID (passport/driving licence) and proof of current address dated within the last 3 months (utility bill, council tax or mortgage statement).

