

Luke Miller & Associates
ESTATE AGENTS LETTINGS AGENTS FINANCE

8 Craykefields, Easingwold, York, North Yorkshire, YO61 3QJ
Price Guide £775,000

A substantial family home offering generous living space arranged over two floors. The ground floor centres around a welcoming reception hall, with multiple reception rooms and a breakfast kitchen, while the principal living space is the large garden room set to the rear, enjoying views over the garden. Four double bedrooms, including two en-suites, are complemented by a family bathroom, with landscaped gardens and a detached garage completing the property.



- Exceptional Extended Family Home
- Large Open Plan Kitchen
- Three Reception Rooms
- Two Ensuite Bedrooms
- Under Floor Heating
- Double Garage
- Landscaped Gardens





The Property

On entry, a generous reception hall provides access to the majority of the ground floor accommodation. The drawing room is well suited to both family use and entertaining, with windows to two elevations allowing plenty of natural light throughout the day. Double French doors lead from here into the garden room, a later addition that forms the main living space of the home. Overlooking the landscaped rear gardens, the room benefits from a large lantern ceiling for natural light and thoughtful detailing, including concealed window hinges. It also links directly to the breakfast kitchen, making this area particularly well suited to everyday living and entertaining.

The breakfast kitchen is well laid out with a good range of fitted base and wall units, generous marble worktop space and a comprehensive selection of integrated appliances. Additional storage is provided within the utility room, which includes further fitted cupboards. Returning to the reception hall, there is access to a separate living room with a wood-burning stove as the focal point, along with a study or home office offering flexible use. The ground floor is completed by a WC and staircase leading to the first-floor accommodation.

On the first floor, a generous landing provides access to all bedrooms, the family bathroom, and a useful double linen cupboard. The property offers four well-proportioned double bedrooms, two of which benefit from en-suite facilities. The principal bedroom includes a walk-in wardrobe, while the remaining three bedrooms are all fitted with wardrobes, providing good built-in storage throughout. The family bathroom is well appointed, featuring a freestanding bath with central taps, a separate walk-in shower cubicle, WC, and a wash hand basin set within a tiled surround, creating a practical and comfortable space for family use.

To the front, the property is approached via hedged boundaries and a wrap-around lawn, providing a private outlook. The rear garden has been professionally designed and carefully planted, with a clear sense of structure and maturity. Circular patio areas and covered seating spaces make it a garden that can be used and enjoyed throughout the year. The detached double garage can be accessed directly from the garden via a side door or from the driveway through two electric up-and-over doors.

Please note that there is underfloor heating throughout the

The property is freehold

Council: North Yorkshire

Tax Band: G

EPC: C

EPC Link: <https://find-energy-certificate.service.gov.uk/energy-certificate/0390-2729-4530-2405-3241>

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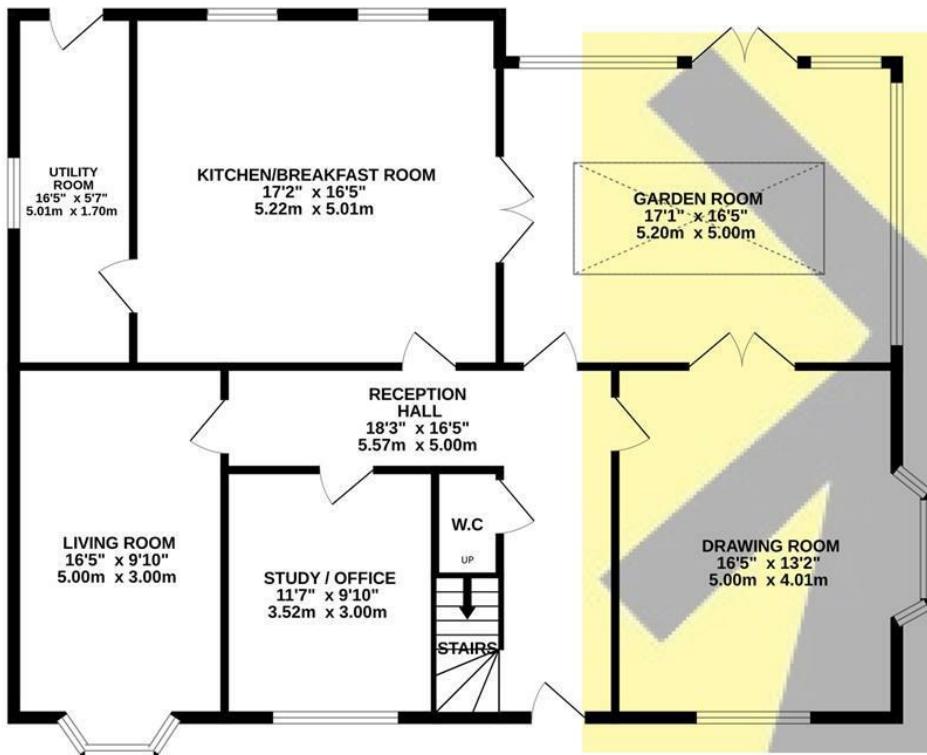
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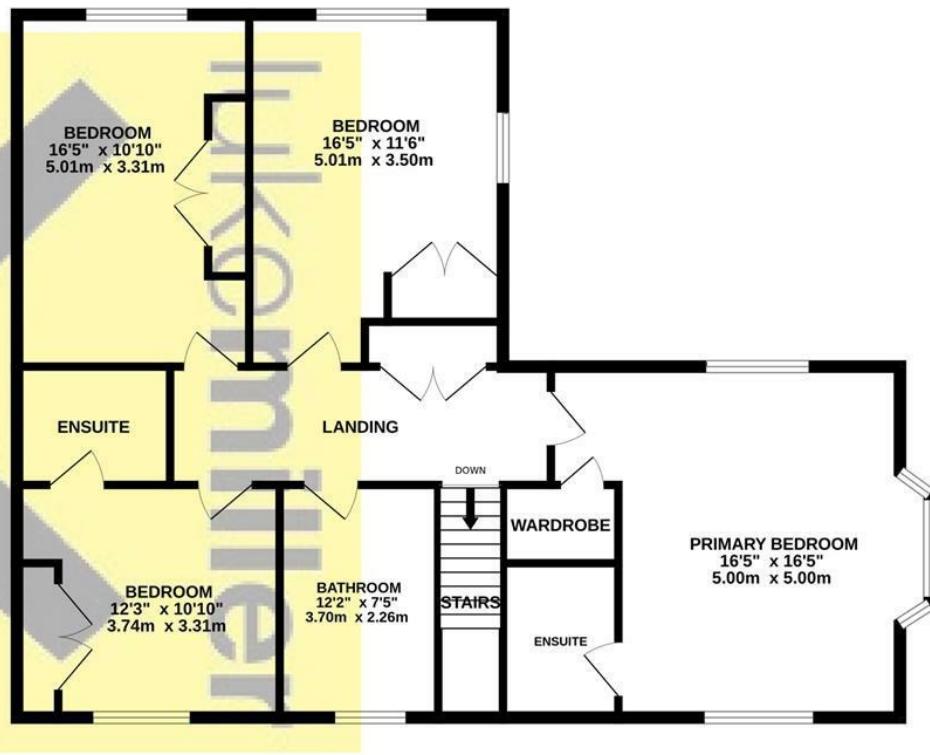




GROUND FLOOR
1328 sq.ft. (123.4 sq.m.) approx.



1ST FLOOR
1058 sq.ft. (98.3 sq.m.) approx.



TOTAL FLOOR AREA : 2387 sq.ft. (221.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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