

HENFIELD WAY

EASINGWOLD

BLENKIN & CO LETTINGS

INTRODUCING HENFIELD WAY

A brand new development of prime, two and three bedroom detached properties available only on the rental market. Henfield Way offers a selection of two-bedroom bungalows and three-bedroom dormer bungalows expertly crafted to high specifications. Each residence features a contemporary interior aesthetic with Farrow & Ball paint colours, integrated Bosch appliances, underfloor heating to the ground floor, and a private garden with patio access through bi-fold doors. The homes come equipped with a utility room, garage, and private driveway for convenience.





Nestled in the beautiful Yorkshire countryside, Easingwold is a charming market town bursting with character and community. With cobbled market place and beautiful buildings, this historic town offers a peaceful yet vibrant place to call home. Easingwold provides easy access to York and the North York Moors while maintaining a relaxing small-town atmosphere. Friendly local shops and weekly markets line the town square, where community events and summer fetes often take place. Surrounded by nature, Easingwold is perfect for scenic walks locally or through the Howardian Hills AONB. Couples and young families alike are drawn to Easingwold's excellent schools, and abundant amenities including healthcare facilities, cafes, pubs, and salons. With its picturesque setting, strong sense of community, and abundance of amenities, Easingwold is the ideal spot for all; from raising a family to comfortably settling into retirement.



Millfields

GP Surgery

Primary School

Henfield Way

Easingwold
Town Centre

Easingwold
Memorial Park

Galtres Centre

Dental Clinic

Day Nursery

Millfields is a leisure park with woods, rough grassland area and fenced-off wetland with a wildlife pond. The park hosts regular park run events and contains many footpaths, a cycle way for visitors to enjoy as well as facilities such as a skate park, informal rugby and football posts and a picnic area.

The Galtres Centre is a popular location for the town as it has a gym, fitness classes, and a theatre for talks, live performances and film screenings. It is also the meeting place for a number of local clubs.





SPECIFICATION

KITCHEN

- Soft close cabinets and drawers
- Bosch Integrated Fridge-Freezer
- Bosch Integrated Double Oven
- Bosch Extractor Hood
- LED lighting and strip lighting along the worktop
- Large kitchen island with bar seating

AS STANDARD IN ALL PROPERTIES

- Electric vehicle charge point
- Garage with electric roller door
- Utility room
- EPC rating B
- Private driveway and parking for multiple vehicles
- Enclosed lawned garden and covered patio

BATHROOMS AND EN-SUITES

- Panelled shower for easy maintenance
- Free standing bath in plots 1 2 and 3 and fitted baths in other plots
- Villeroy and Boch sanitary wear
- Heated towel rails
- Velux windows in 2nd floor bathrooms

INTERIORS

- Smart device Heatmiser control panels for individual room control
- Underfloor heating in the ground floor
- Farrow and Ball colours throughout
- Built in storage
- Carpet in all rooms except kitchen and bathrooms
- Bespoke vinyl wood/tile effect flooring in kitchen and bathrooms



GETTING FROM A TO B



BY TRAIN

.....
YORK
.....
LEEDS
.....
MANCHESTER
.....
LONDON
.....
EDINBURGH



BY CAR

.....
A19
.....
THIRSK
.....
YORK
.....
HARROGATE
.....
LEEDS



ON FOOT

.....
TOWN CENTRE
.....
GOLF CLUB
.....
FOOTBALL CLUB
.....
MEMORIAL PARK
.....
GP SURGERY



City Country Coast

MANAGED PROPERTIES

All of the properties on Henfield Way are exclusively let and managed by Blenkin & Co Lettings.

As a tenant you will benefit from the high-class service which Blenkin & Co Lettings provide. The team has a wealth of experience in dealing with compliance, health and safety, property maintenance and financial management and they will be available to provide any advice you may need.

As standard you will have access to twenty-four hour maintenance care via their online video service with HelpMeFix which will then connect you to Blenkin and Co Lettings list of hand selected local tradesmen; All of whom are sufficiently qualified and insured to deal with all maintenance queries.

You will have two property visits a year to ensure the properties are safe, and to check for any upcoming maintenance needs for the property.

You will receive text reminders and payment links to ensure your rent is paid on time and the team will be available to assist with any payment concerns.



YOUR JOURNEY WITH US

1.

APPLICATION

Ahead of viewing you will be asked to submit an application form to include details of yourself and any others moving with you.

2.

VIEWING

Pending application you will view the properties. Following this the landlord will review your position and make a decision on whether you are successful.

3.

RESERVATION

Once approved and selected to proceed you will be invited to confirm your selected plot.

4.

TENANCY AGREEMENT

Your tenancy start date will be agreed and you will be required to complete the relevant paperwork ahead of moving in.

5.

INVENTORY

We will complete an itemised inventory of the property which highlights the condition of the property ahead of your move in.

6.

HANDOVER

The day you've been waiting for! You'll be shown around the property and given the keys and your tenancy will begin.

7.

CHECK IN

We will call to check all is well within the first month of your move. You will also receive a lovely YorkshireMade hamper as a move in gift.

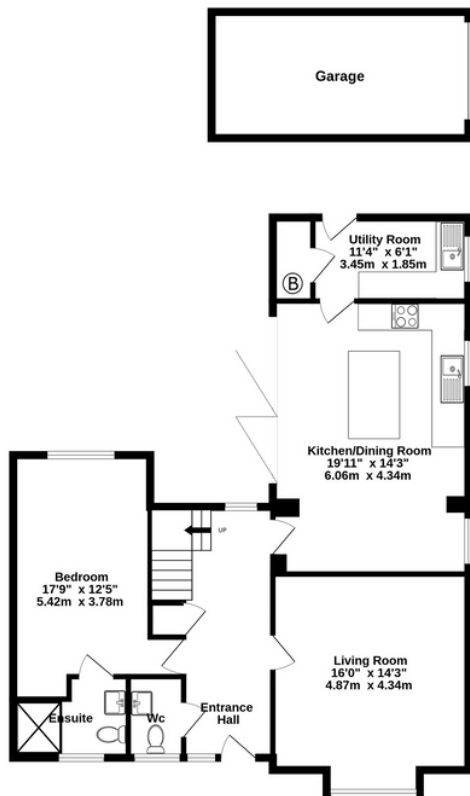
8.

PROPERTY VISIT

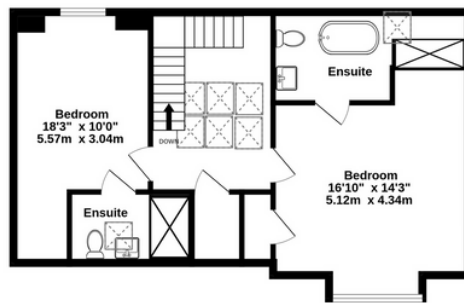
Every 6 months we'll visit the property to make sure any maintenance needs are dealt with.

PLOT 1

GROUND FLOOR
1135 sq.ft. (105.5 sq.m.) approx.



1ST FLOOR
625 sq.ft. (58.1 sq.m.) approx.

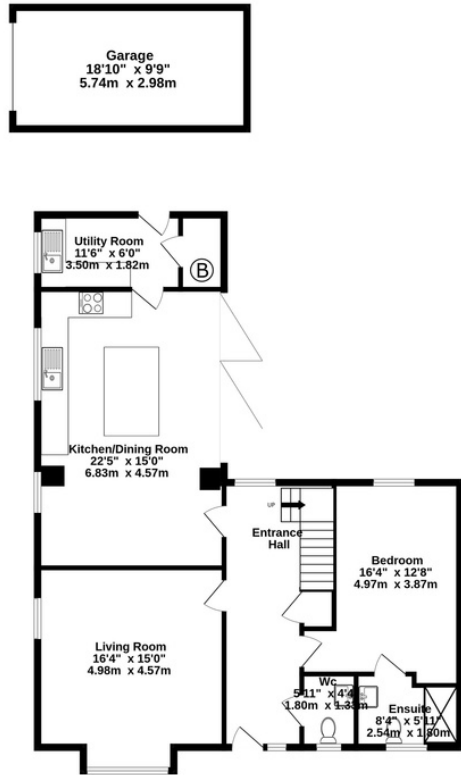


- 3 bedrooms
- Open plan kitchen with dining area
- 3 Bathrooms plus downstairs WC
- Detached garage
- Undercover patio
- Enclosed garden

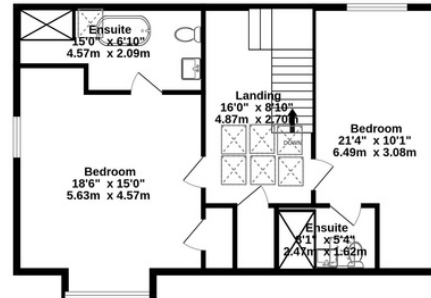


PLOT 2

GROUND FLOOR
1237 sq.ft. (114.9 sq.m.) approx.



1ST FLOOR
736 sq.ft. (68.4 sq.m.) approx.

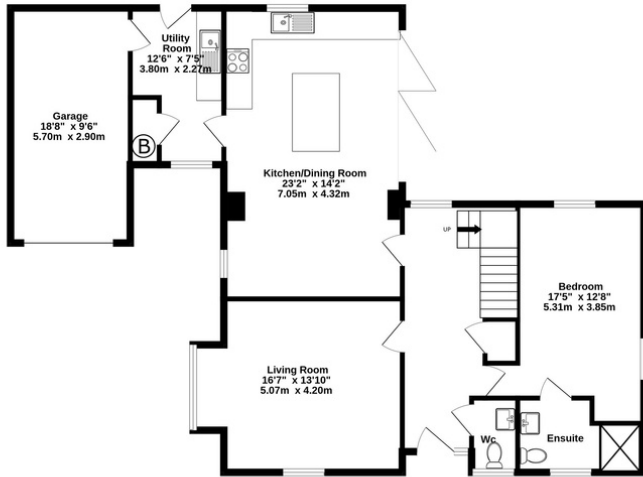


- 3 bedrooms
- Open plan kitchen with dining area
- 3 Bathrooms plus downstairs WC
- Detached garage
- Undercover patio
- Enclosed garden

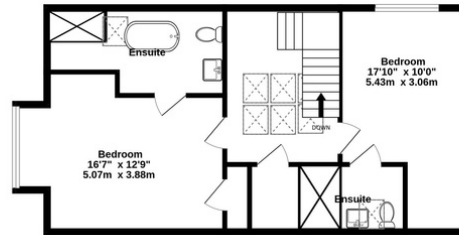


PLOT 3

GROUND FLOOR
1205 sq.ft. (112.0 sq.m.) approx.



1ST FLOOR
611 sq.ft. (56.8 sq.m.) approx.

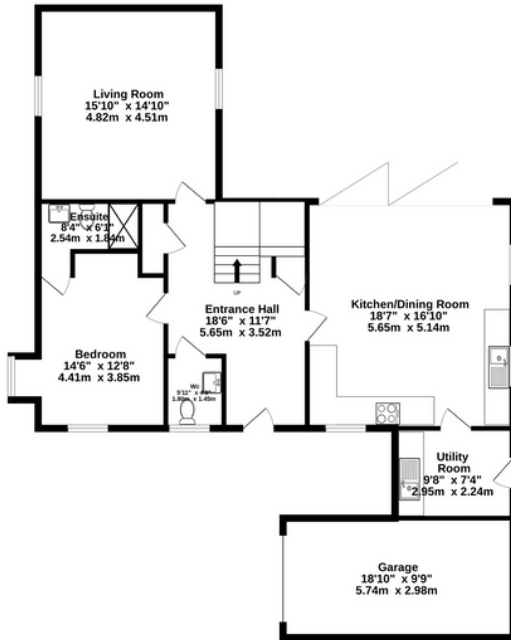


- 3 bedrooms
- Open plan kitchen with dining area
- 3 Bathrooms plus downstairs WC
- Integral garage
- Undercover patio
- Enclosed garden

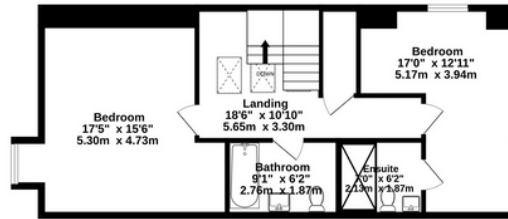


PLOT 4

GROUND FLOOR
1218 sq.ft. (113.2 sq.m.) approx.



1ST FLOOR
640 sq.ft. (59.5 sq.m.) approx.

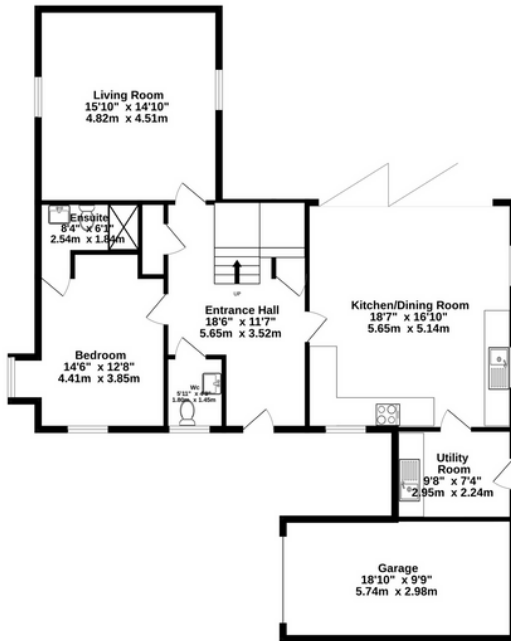


- 3 bedrooms
- Open plan kitchen with dining area
- 3 Bathrooms plus downstairs WC
- Integral garage
- Undercover patio
- Enclosed garden

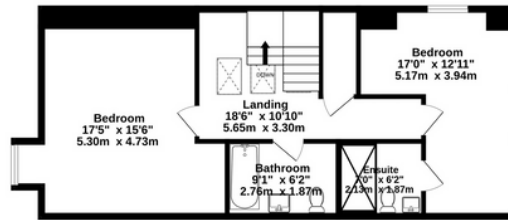


PLOT 6

GROUND FLOOR
1218 sq.ft. (113.2 sq.m.) approx.



1ST FLOOR
640 sq.ft. (59.5 sq.m.) approx.

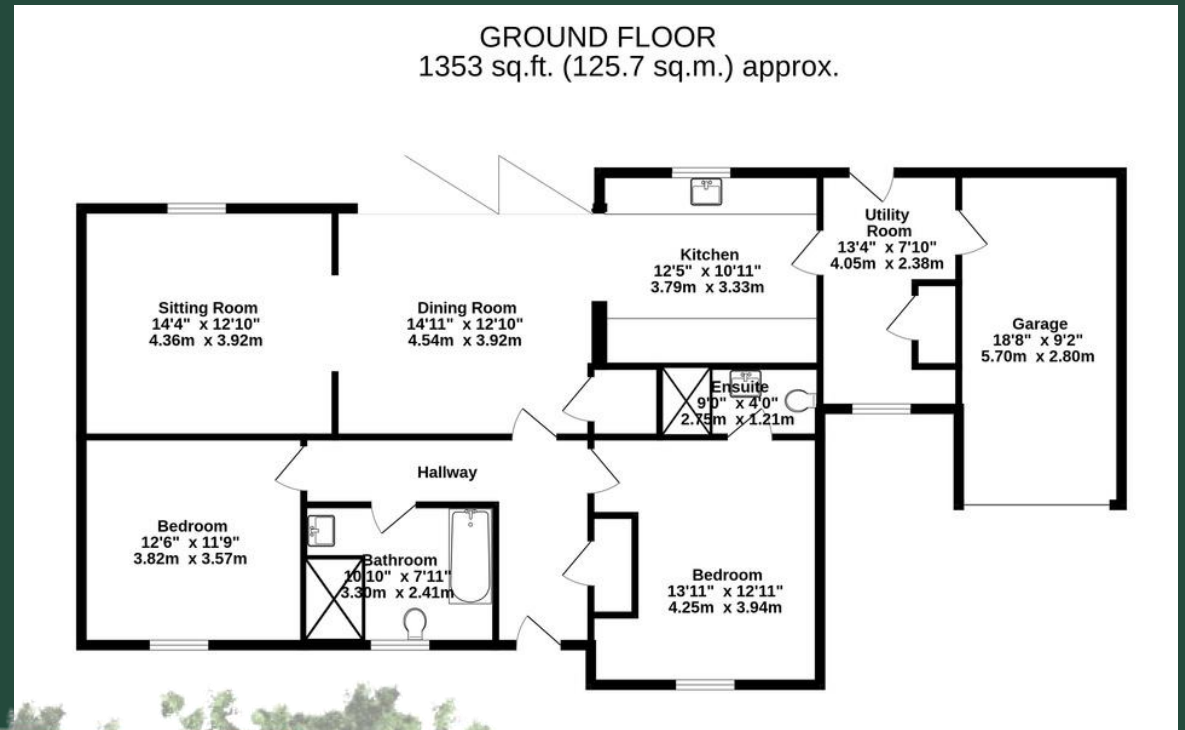


3 bedrooms
Open plan kitchen with dining area
3 Bathrooms plus downstairs WC
Detached garage
Undercover patio
Enclosed garden



PLOT 7

2 bedrooms
Open plan kitchen with dining area
2 bathrooms
Under floor heating throughout
Integral garage
Undercover patio
Enclosed garden



All drawings are an artistic interpretation



1. Plot 1 - 3 bedroom
2. Plot 2 - 3 bedroom
3. Plot 3 - 3 bedroom
4. Plot 4 - 3 bedroom
5. Plot 5 - 2 bedroom
6. Plot 6 - 3 bedroom
7. Plot 7 - 2 bedroom