



**Wilkinsons Court**  
, Easingwold, YO61 3GH  
Asking Price £359,950





# Wilkinsons Court , Easingwold, YO61 3GH

STYLE - Elegant Three-Bedroom Townhouse  
HIGHLIGHTS - Open Plan Dining Kitchen,  
Generous Sized Sitting Room, Walking Distance to  
the Market Place  
THREE WORDS - MOVE STRAIGHT IN!







## "Elegant Three-Bedroom Townhouse

Welcome to 52 Wilkinson Court, a beautifully presented three-bedroom townhouse nestled in a quiet cul-de-sac in the charming market town of Easingwold. This delightful property, set over three floors, offers a perfect blend of comfort, style, and convenience.

As you step through the entrance hallway, you are greeted by a contemporary dining kitchen, complete with a range of floor and wall-mounted cupboards, a stainless-steel chimney hood, and double oven, plumbing for a dishwasher, with space for a freestanding fridge. The dining area, with its window seat offering additional storage, overlooks the rear landscaped garden, creating a light and airy space for family meals.

The first floor houses a spacious lounge, a bathroom, and the second bedroom. The lounge, with its contemporary wall-mounted fire and coved ceiling, offers a cosy retreat, while the second bedroom is a comfortable space with a window overlooking the rear aspect.

The second-floor landing can double as a useful study area, leading to the master bedroom with an ensuite and the third bedroom. The master bedroom, with its bay window and built-in airing cupboard, is a haven of tranquillity. The newly installed ensuite is a testament to modern living.

Outside, the property boasts a delightful enclosed garden, primarily laid to lawn with well-stocked borders housing mature flowering plants. A paved seating area provides the perfect spot for alfresco dining or simply relaxing with a good book. The shed offers additional storage.

The property benefits from a driveway providing off-street parking and an integral single garage, which has been cleverly divided to create a utility/workroom area and additional storage space. The property also features newly installed UPVC sash windows, newly installed bathroom, ensuite and cloakroom, along with new flooring in the hallway cloakroom, and a landscaped garden.

With its close proximity to the market place and its well-presented interiors, 52 Wilkinson Court is a must-see property. Book a viewing today and experience the charm of this townhouse for yourself. EPC Rating E.

### SERVICES

Electricity, UPVC Double Glazing, Mains Drainage

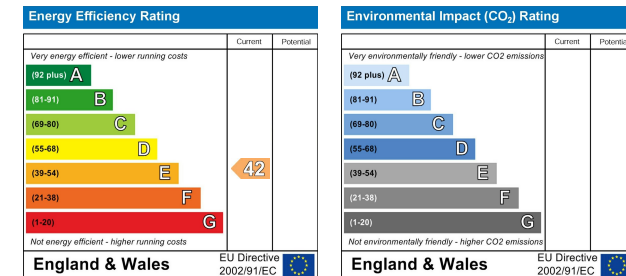
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Emsley Mavor Estate Agents Office on 01347823579 if you wish to arrange a viewing appointment for this property or require further information.

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