

EMSLEY  MAVOR
ESTATE AGENTS

...your home is where our heart is



Cowling Court

Easingwold, York, YO61 3GW

£325,000



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2



1



Cowling Court

Easingwold, York, YO61 3GW

STYLE - Charming Detached Home

HIGHLIGHTS - Open Plan Living, Utility, Cloakroom, Three Beds Two bathrooms, Enclosed Garden

THREE WORDS - Move. Straight. In!

Elegant Semi-Detached Home in Easingwold

Charming Three-Bedroom Semi-Detached House

Welcome to Cowling Court, Easingwold, YO61 3GW—a delightful three-bedroom semi-detached property that offers a perfect blend of contemporary style and comfortable living. Nestled within a select backwater development of just three homes, this residence is a true gem waiting to be discovered.

STEP INSIDE

As you enter through the small, well-lit entrance lobby, you'll immediately be captivated by the open-plan living space. The oak flooring, recessed lighting, and two south-facing double-glazed sash windows create a bright and inviting atmosphere, overlooking the delightful walled garden.

KITCHEN AND LIVING AREA

The high-gloss kitchen is a chef's dream, featuring timber worktops, a central island/breakfast bar, and integrated appliances including a stainless steel 5-ring gas hob, eye-level double oven, dishwasher, and fridge/freezer. This open-plan area is perfect for both everyday living and entertaining guests.





UTILITY AND CLOAKROOM

A tastefully appointed utility room and cloakroom/WC complete the ground floor, offering practicality without compromising on style.

UPSTAIRS

Oak doors lead off the landing to three generously sized double bedrooms. The master bedroom is a sanctuary of light, boasting two south-facing double-glazed sash windows and a stylish en-suite shower room. The other two bedrooms share an impressive house bathroom, making this home ideal for families or those needing extra space.

ADDITIONAL FEATURES

- Gas-fired radiator central heating
- Double-glazed sash windows
- Delightful walled garden
- Allocated and visitor parking spaces
- External store

LOCATION

Situated in the charming town of Easingwold, this property offers the perfect balance of tranquility and convenience. Enjoy the benefits of a small, exclusive development while being close to local amenities and excellent schools.

SUMMARY

This elegant semi-detached home is perfect for those seeking a blend of modern living and timeless charm. Don't miss the opportunity to make Cowling Court your new home. Contact Emsley Mavor Estate Agents today to arrange a viewing.

SERVICES

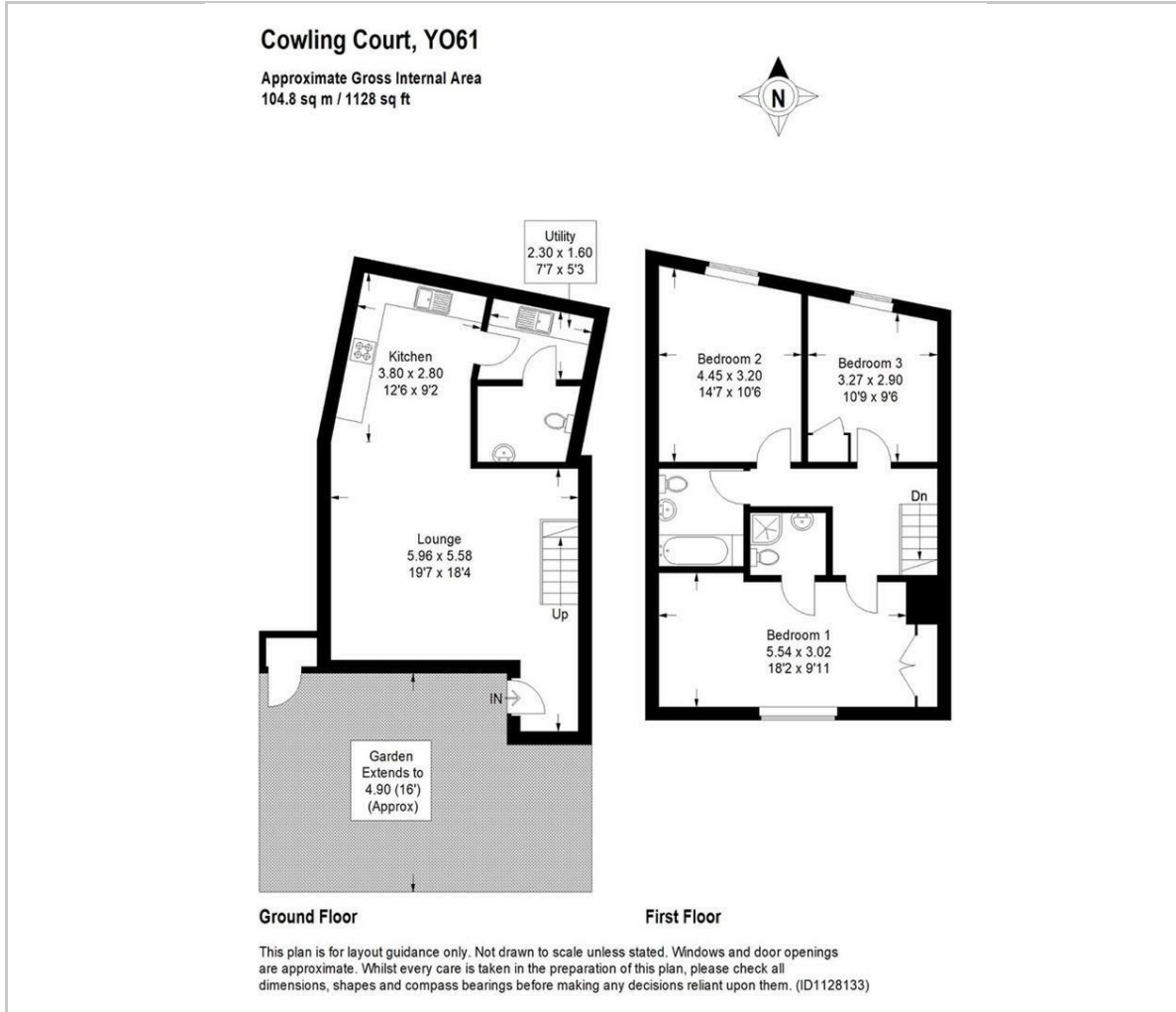
Gas Central Heating, Double Glazing

VIEWINGS

Please contact our Emsley Mavor Estate Agents Office on 01347 823579 if you wish to arrange a viewing appointment for this property or require further information.



Floor Plan



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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Area Map



Energy Efficiency Graph

