



8, Snowdrop Close, Easingwold, York, £325,000

A modern stylish three bedroom detached home with drive and South facing garden is located in Easingwold. The Times newspaper has just voted Easingwold as one of the best places to live in the country and the property is only three hundred metres from the historic Market Place, where there are coffee shops, restaurants and a nice community feel to enjoy anytime you like.

3 x Bed

2 x Bathroom

2 x Reception

Gilleards Your Personal Agent
8 Station Cottages, Easingwold,
York
Tel: 07764810490
Email: steve@gilleards.com





- Modern Detached house

- Three bedrooms

- En-suite

- South facing garden

- 300m to the Market Place

- Beautifully presented





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Description;

This modern three bedroom detached home is a light and airy property with stylish kitchen and bathrooms, ideal for a variety of purchasers to move straight into. The property is positioned on a quiet cul-de-sac enjoying a South facing garden, off street parking and garage. Snowdrop Close also lies only three hundred metres from the heart and hustle & bustle of Easingwold's, (voted one of the best places in the country to live by The Times Newspaper) historic market place. The property benefits from gas central heating, double glazing, five years NHBC cover left on the property and briefly comprises; entrance hall, living room, kitchen/dining room, utility and downstairs W/C. Upstairs to the first floor is a master bedroom with en-suite, guest bedroom, third bedroom and family bathroom. Viewing by appointment only call 07764 810 490.

Location;

Easingwold is a picturesque market town fifteen miles to the North of York set at the foot of the Howardian Hills. The town has a lovely community feel with good primary and comprehensive schools, the Galtres centre which has lots of activities as well as a gym and fitness centre. There are also a range of local amenities to include supermarkets, doctors, dentists and an array of coffee houses, cafes and restaurants in the market place where people gather on a weekend. A short drive and you are into some of the most beautiful countryside England has to offer. The coast is only forty miles away and York train station allows the commuter to access London in an hour and fifty minutes, Leeds in half an hour and the A1 motorway is within ten miles making this a desirable area to live.

Entrance hall

Front door leads into the hallway with a tiled floor staircase leading to the first floor and doors open to

Living room

A comfortable spacious and light room has a window overlooking the front and French door lead out onto the patio area in the garden.

Kitchen/diner

There are a modern range of wall and base units along with integral appliances to include, gas hob, electric oven, dishwasher and sink with mixer taps. With a breakfast bar and space for a dining table and chairs, this room is ideal for entertaining friends or family.

Utility room

Wall and base units with plumbing for the washing machine and space for a tumble dryer, tiled floor, boiler and door to rear passage way.

Downstairs W/C

White two piece suite comprise low level W/C, wash hand basin and tiled floor.

First floor

Stairs lead to the first floor landing with doors leading to

Master bedroom

Double bedroom with dual aspect windows and built in wardrobes.

En-suite

White three piece suite comprise low level W/C, wash hand basin, shower cubicle and tiled floor.

Guest bedroom

Double bedroom positioned to the front of the property, dual aspect windows.

Bedroom 3

Three quarter bedroom with window to the side elevation.

Bathroom

White three piece suite comprise bath with shower over, low level W/C, wash hand basin and tiled floor.

Outside

Front paved pathway to front door with open plan grass strip to footpath. driveway offers off street parking for one vehicle and the garden has a paved patio area and Astro Turf for easy maintenance ideal for "Alfresco" evenings with friends and family

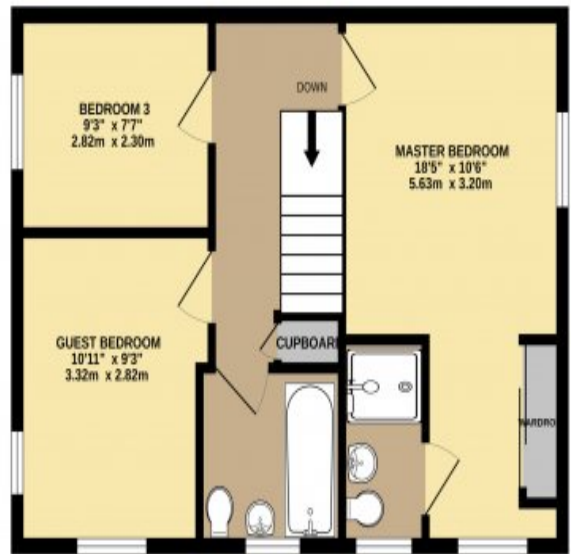
Garage

Single brick built garage has power, light, vehicular door to the front and a side door accessible from the garden.

GROUND FLOOR
479 sq.ft. (44.5 sq.m.) approx.



1ST FLOOR
479 sq.ft. (44.5 sq.m.) approx.



TOTAL FLOOR AREA : 958 sq.ft. (89.0 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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