



5 Crabmill Close, Easingwold, York

£239,950

This well presented 3 bedroom semi-detached home located in a quiet cul-de-sac just a short walk from Easingwold's historic market square. This spacious property features:

3 x Bed

1 x Bathroom

2 x Reception

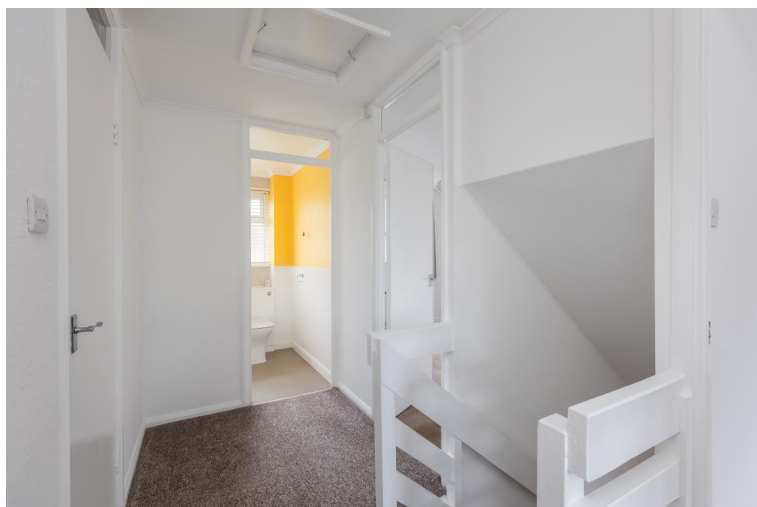
Gilleards Your Personal Agent
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- Three bedroom
- Family Home
- Garden and Parking

- Well presented
- Commutable to York
- Market town





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Description;

A spacious and well-presented 3-bedroom semi-detached home tucked away in a peaceful cul-de-sac, just a short stroll within half a mile from Easingwold's historic market place and local shops. This family home features a kitchen, downstairs W/C, separate dining room and generous sitting room with open fireplace, two double bedrooms plus a single and bathroom. Outside, enjoys an easy maintenance garden, enclosed rear courtyard, and off-street parking. Ideal for families or downsizers seeking comfort and convenience in a sought-after North Yorkshire town.

Location;

Nestled in the heart of North Yorkshire, Easingwold is a picturesque market town that blends historic charm with modern convenience. Here's how you could describe its location benefits in a property listing:

Local Amenities

Historic Market Square: Just a short walk away, offering weekly markets, boutique shops, cosy cafes, and traditional pubs.

Schools: Highly rated options including Outwood Academy Easingwold and Crayke Primary School.

Leisure & Recreation: The Galtres Centre and Millfield Park provide sports facilities, arts programs, and green spaces for families.

Dining & Shopping: Independent retailers, tearooms, and restaurants line the market place and surrounding streets.

Sitting Room

Composite front door leads into the spacious comfortable sitting room with newly laid carpet, communications points and window overlooking the cul-de-sac.

Dining Room

Positioned to the rear of the property is the dining room with laminate flooring and window overlooking the rear garden,

Downstairs W/C

White low level W/C with sink mounted to the top, lino flooring and a window to the rear elevation.

Kitchen

Range of wall and base units with matching work tops, cooker point, plumbing for a washing machine and space for a fridge/freezer, window to the side elevation and a door leads out to the rear garden.

First floor

Stairs lead to the first floor landing, with a built in cupboard housing the boiler and also door opening to

Bedroom One

Double bedroom positioned to the rear of the property with views over the rear garden.

Bedroom Two

Double bedroom positioned to the front of the property has views over the cul-de-sac.

Bedroom Three

Single bedroom positioned to the front of the property with views over the cul-de-sac.

Bathroom

White bathroom suite has a low level W/C, wash hand basin, bath with electric shower over and a window to the rear elevation.

Front Garden

The front area is an open plan cul-de-sac area with a flower bed border to the property under the sitting room window.

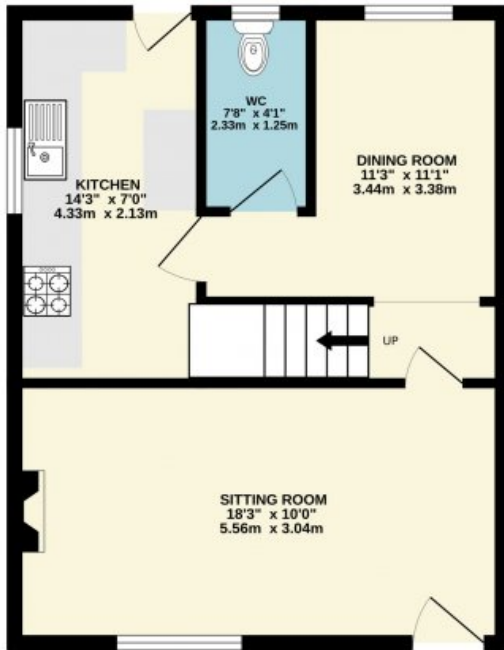
Rear Garden

The rear garden is a good size with easy maintenance gravel area, pathway to the rear door, two wooden garden sheds, hedge and fence to the perimeter.

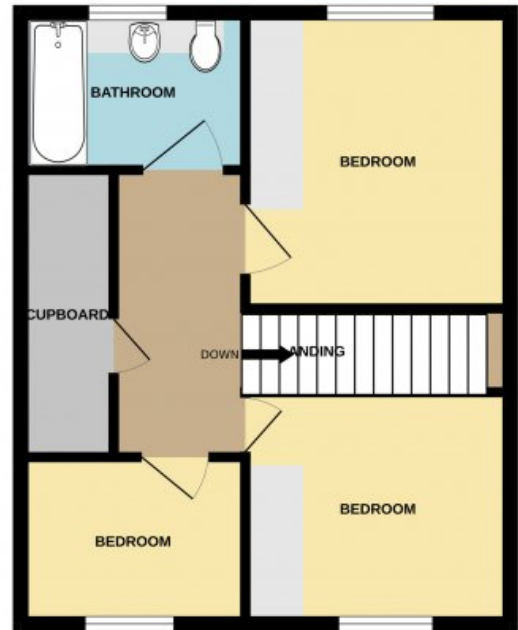
Parking

Parking bay to the rear of the property is available for the mews of properties.

GROUND FLOOR
450 sq.ft. (41.8 sq.m.) approx.



1ST FLOOR
450 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA : 900 sq.ft. (83.6 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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