



1 Oulston Road Easingwold

York, YO61 3PR

£375,000

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WITHIN WALKING DISTANCE OF EASINGWOLD MARKET PLACE AMENITIES, A BEAUTIFULLY APPOINTED AND RECENTLY REFURBISHED 3 BEDROOMED GARDEN FRONTED FAMILY HOME, OFFERING STYLISH AND SPACIOUS EXTENDED ACCOMODATION, COMPLIMENTED BY GOOD SIZED SOUTH FACING GARDEN AT THE REAR

MILEAGE: YORK - 13 MILES, THIRSK - 11 MILES (DISTANCE APPROXIMATE)

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Arched Recessed Storm Porch, Staircase Reception Hall, Cloakroom/WC, Sitting Room, Living/Family Room, Fitted Kitchen with Dining Area and Bi-Fold Doors to Gardens

First floor landing, 3 Bedrooms, Family Bathroom

Outside: Off Road Parking, Gardens to The Front and Generous Rear Garden

With UPVC Double Glazing, Oak Doors, Wood Grain Laminate Flooring, Gas Fired Central Heating, Quality Appliances, External Lighting and No Onward Chain.

VIEWING HIGHLY RECOMMENDED TO FULLY APPRECIATE.

ARCHED RECESSED STORM PORCH - A PVC Panelled entrance door with double glazed slips, opens to:

STAIRCASE RECEPTION HALL - Wood grain laminate floor, stairs leading up to the first floor, understairs store cupboard.

CLOAKROOM - Low suite WC, wash hand basin with tiled splash and cupboard under, tiled floor, heated towel radiator.

SITTING ROOM - With splayed bay window to the front elevation overlooking the low maintenance gardens and towards a mature green outlook, two wall light points.

From the Reception Hall, double oak and glazed doors open to a:

LIVING/FAMILY ROOM - Extending to 20'8 x 12'3 with a PVC panelled and double glazed side access door, range of fitted cupboards with oak preparatory work surfaces and matching upstand, integrated washer/dryer and concealed wall mounted gas fired central heating boiler, 2 arches open to the

DELIGHTFUL FITTED KITCHEN WITH DINING AREA - Having two double glazed velux roof lights. Comprehensively fitted with a range of light grey gloss fronted cupboard and drawer wall and floor fittings, complemented by oak work surfaces with oak upstands, inset 4 ring hob with single oven under and stainless steel chimney style extractor over, flanked by matching wall cupboards, built-in microwave, inset 1 1/2 bowl sink with side drainer and swan mixer tap, beneath a double glazed window overlooking the lawned gardens, integrated refrigerator, freezer and dishwasher. Peninsula having cupboards under, a wine cooler and breakfast bar with oak work surface and upstand, wood grain laminate flooring and bi-fold doors opening onto a stone flagged patio and a generous lawned garden beyond.





From the Reception Hall, a turned staircase rises to the:

**FIRST FLOOR LANDING** - Window to the front elevation with fine views towards mature trees and grassland.

**PRINCIPAL BEDROOM** - Splayed bay window with elevated views, two wall lights.

**BEDROOM 2** - Window to the rear elevation overlooking the generous south facing lawned gardens, two wall lights.

**BEDROOM 3** - Window to the rear elevation overlooking the generous south facing lawned gardens, two wall lights, Loft access.

**HOUSE BATHROOM** - With part tiled walls, replacement white suite comprising shaped and panelled bath with full height tiling over and plumbed Mira shower, vanity basin with cupboards under, shaver socket, low suite WC, heated towel radiator, tiled floor.

**OUTSIDE** - At the front is a generous block paved driveway providing plenty of off road parking, with a neatly maintained lawned garden area and border abundantly stocked with a variety of flowering plants.

An archway and path lead around the house to a fully enclosed south and east facing generous garden, predominantly laid to lawn, with a wide stone flagged patio adjoining the bi-fold doors. External water tap. Outside lights to the front and rear.

**LOCATION** - Easingwold is a busy Georgian market town offering a wide variety of shops, schools and recreational facilities. There is good road access to principal Yorkshire centres including those of Northallerton, Thirsk, Harrogate, Leeds and York. The town is also by-passed by the A19 for travel further afield.

**POSTCODE** - YO61 3PR  
**TENURE** - Freehold  
**COUNCIL TAX BAND** - D

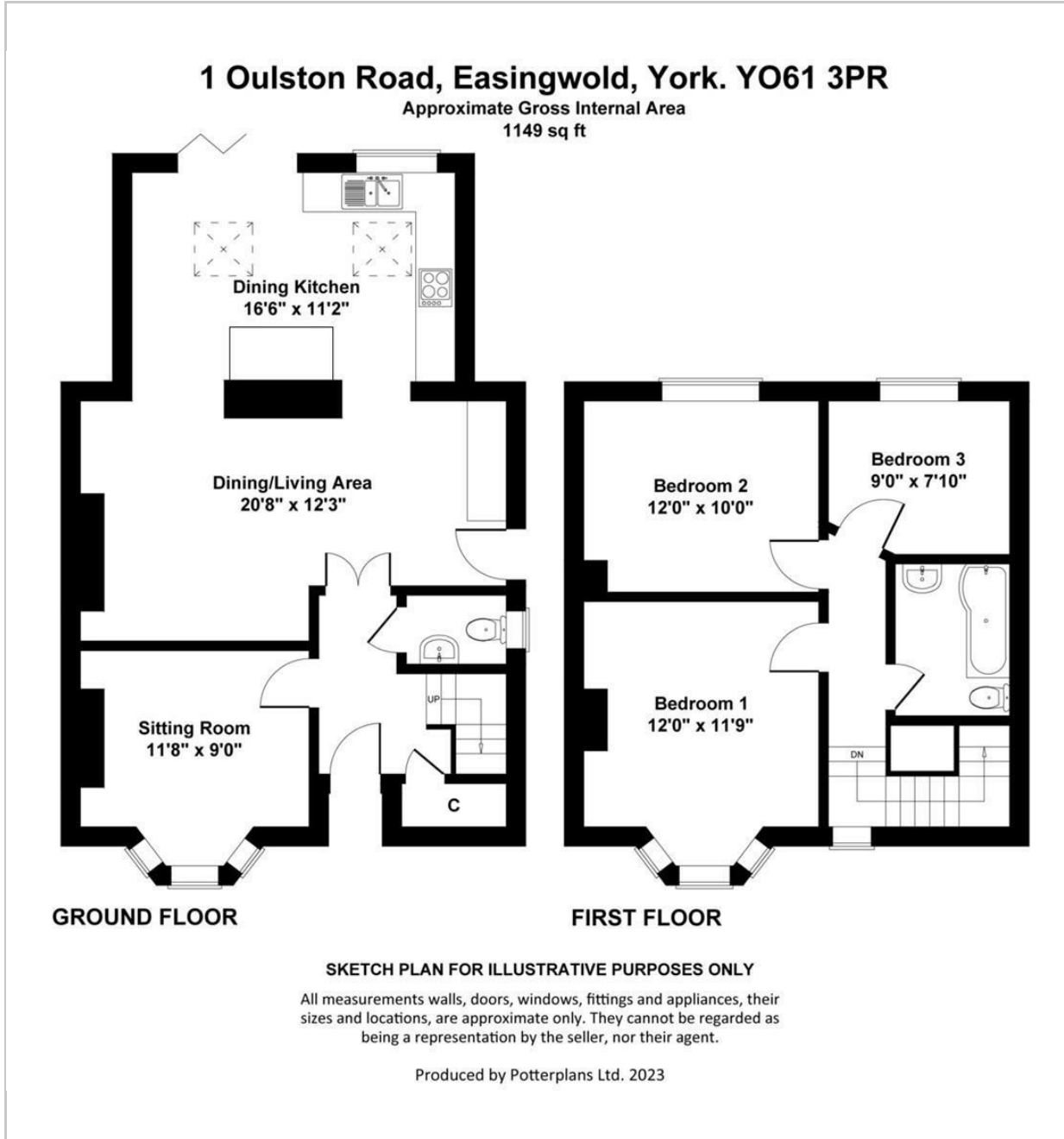
**SERVICES** - Mains water, electricity and drainage, with gas fired central heating.

**DIRECTIONS** -From our central Churchills Easingwold office, proceed along Chapel Street into the Market Place and continue through Uppleby. Turn left at the crossroads onto Oulston Road, whereupon No. 1 is positioned on the right hand side, identified by the Churchills 'For Sale' board.

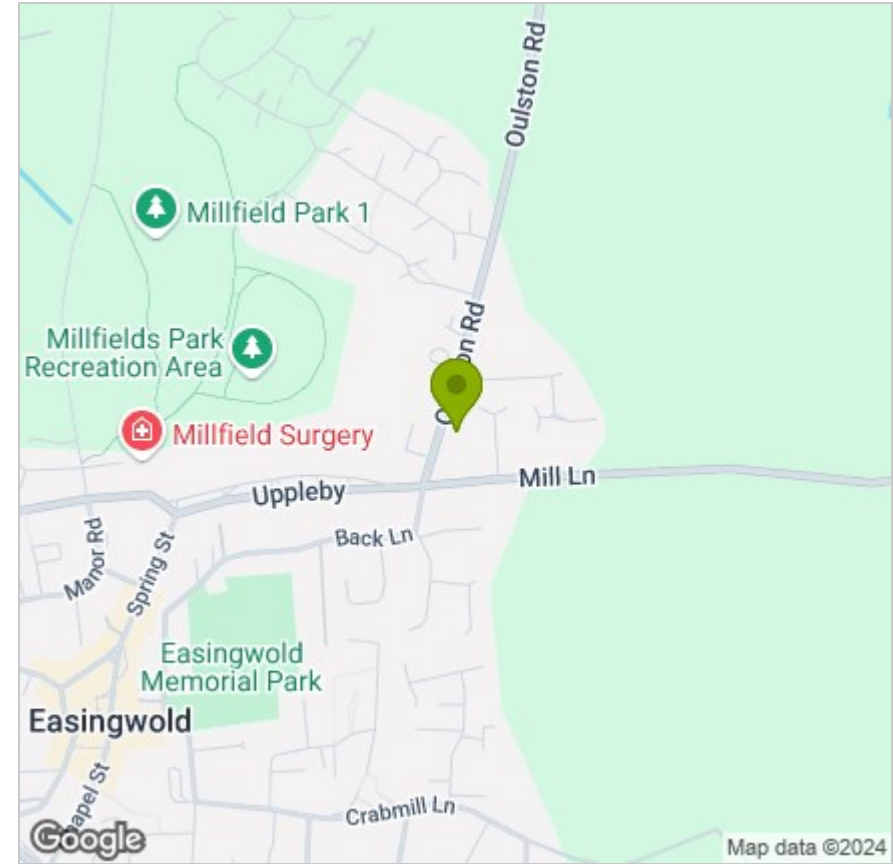
**VIEWING** -Strictly by prior appointment through the selling agents, Williamsons Tel: 01347 822800 Email: [easingwold@churchillsyork.com](mailto:easingwold@churchillsyork.com)



## FLOOR PLAN



## LOCATION



## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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