



Farnley House Long Street Easingwold

York, YO61 3HY

£575,000

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WITHIN LEVEL WALKING DISTANCE OF THE MARKET PLACE A SUBSTANTIAL DOUBLE FRONTED VICTORIAN 4 BEDROOMED FAMILY HOME, REVEALING BEAUTIFULLY APPOINTED AND CHARACTERFUL ACCOMODATION WITH A WEALTH OF PERIOD FEATURES, AND COMPLIMENTED BY ATTRACTIVE LANDSCAPED SOUTH WEST FACING GARDENS AT THE REAR

MILEAGES: YORK - 13 MILES, THIRSK - 11 MILES (DISTANCES APPROXIMATE).

With Panelled Doors, Period Fireplaces, Ceiling Beams, and Quality Appointments Throughout

Reception Lobby, Inner Hall, Sitting Room, Dining Room, Staircase Lobby, Cloakroom/WC, Family Room, Fitted Kitchen, Breakfast Room, Garden Room

First Floor Landing, Principal Bedroom, Shower Room/WC, 3 Further Double Bedrooms, Refitted Family Bathroom

Single Garden, Private Rear South West Facing Garden, Two Storey Outbuilding, Patio and Timber Shed

A 4 panelled timber entrance door with glazed over light opens to a RECEPTION LOBBY with inner, timber part glazed door opening to a welcoming RECEPTION HALL.

To one side is a delightful SITTING ROOM with bay sash windows overlooking the period properties of Long Street. Attractive marble fireplace with gas living flame.

Seperate DINING ROOM with splayed bay, exposed timber beam and door to the garage.

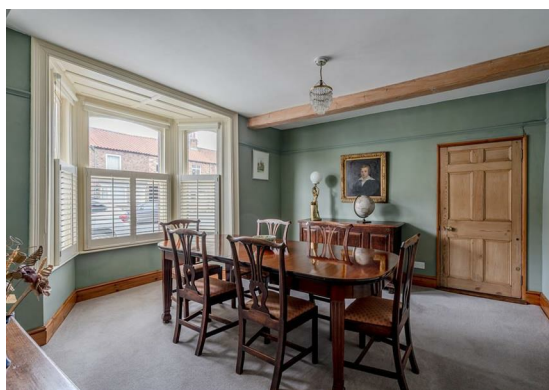
STAIRCASE LOBBY

CLOAKROOM/WC, low suite WC, wash hand basin.

Archway opens to a delightful GARDEN ROOM with French doors opening onto the south facing landscape garden. Tiled flooring.

A part glazed and stained Pine door opens to the FAMILY ROOM with attractive period fireplace with basket grate flanked by fitted cupboards. Sliding sash windows overlook the south west facing rear garden.

From the family room a part glazed timber door opens to the KITCHEN BREAKFAST ROOM which is comprehensively fitted with a range of Winchmoor Cabinets comprising cupboard and drawer wall and base fittings complimented by granite work surfaces and matching upstands, double sink with etched drainer and chrome mixer tap. Integrated fridge freezer and microwave, with space and plumbing for a dishwasher and washing machine with a





freestanding gas cooker. Tiled floor throughout. Stable type door leads out to the side and rear garden.

To the very rear an archway opens to a BREAKFAST ROOM.

INNER LOBBY - Stairs lead up to the half landing with window and views over the rear gardens

FIRSTFLOOR GALLERIED LANDING.

Principle Bedroom overlooking the period properties fronting Long Street.

THREE FURTHER DOUBLE BEDROOMS.

Refitted and fully tiled FAMILY BATHROOM panelled bath and thermostatic controlled shower over. Low suite WC with concealed system, fitted wash hand basin and fitted cupboards below providing useful storage, chrome towel radiator. Loft hatch access and sliding sash timber window to the rear.

SHOWER ROOM/WC – Fully Tiled walls and floors. throughout. Mains plumbed corner shower, pedestal wash hand basin, low suite WC.

OUTSIDE – A brickset driveway leads to the GARAGE (21'7 x 8'3) with double timber doors to the front and rear with power and light.

At the rear is a delightful south and west facing fully enclosed gardens. The garden is mainly laid to lawn with a generous patio, wood store to one side. To the side is a versatile OUTBUILDING (12' x 9'8) with mezzanine floor which may lend itself to a home office, studio or gym. Beyond there is a further patio and useful timber shed.

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 3HY

COUNCIL TAX BAND – E

TENURE - Freehold.

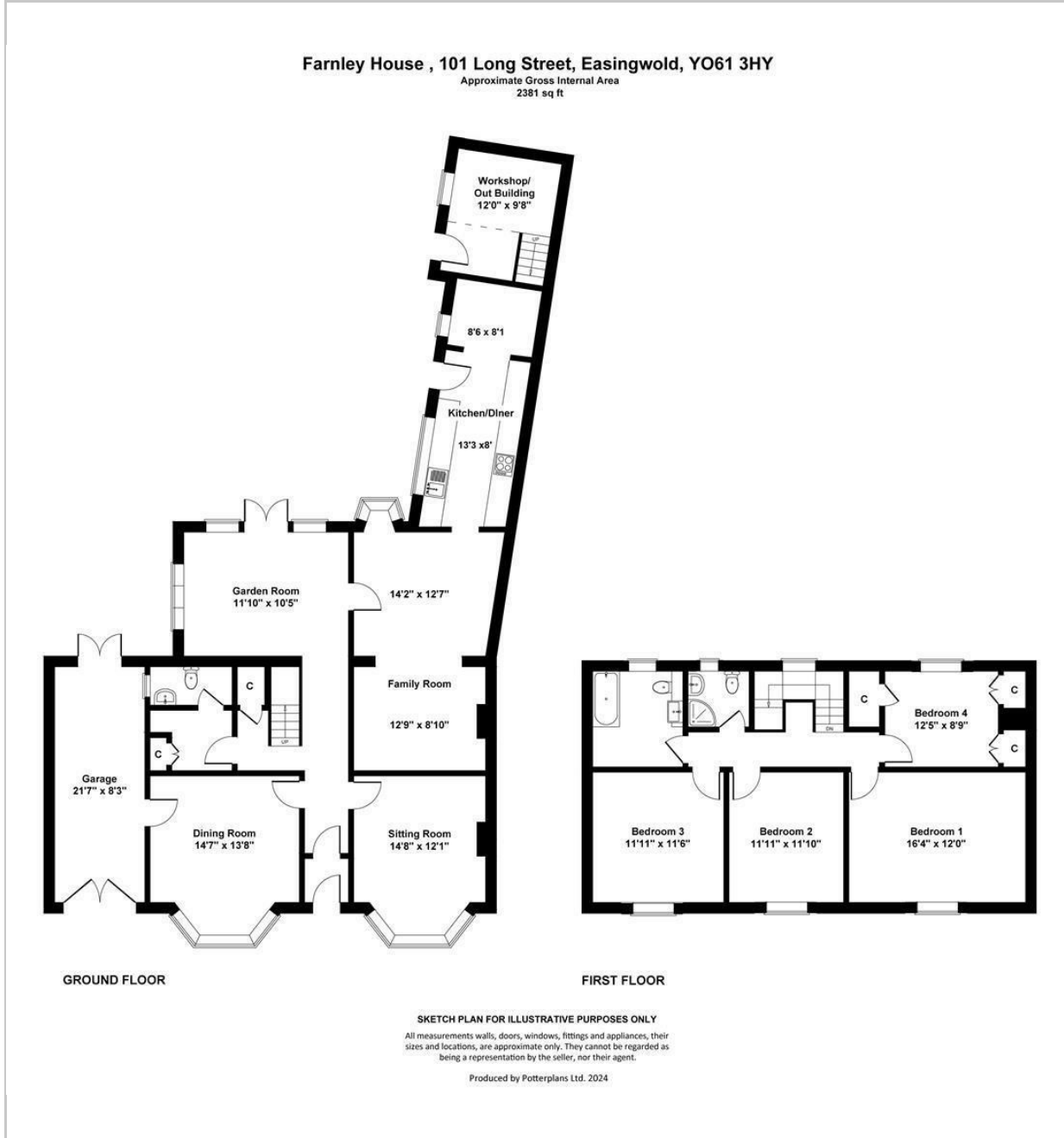
SERVICES - Mains water, electricity and drainage, with gas fired central heating.

DIRECTIONS - From our central Churchills Easingwold office, turn right onto Long Street proceed for a short distance where upon Farnley House No 101 is on the left hand side.

VIEWING - Strictly by prior appointment with the selling agents, Churchills of Easingwold Tel: 01347 822800 Email: [easingwold@churchillsyork.com](mailto:easingwold@churchillsyork.com)



## FLOOR PLAN



## LOCATION



## EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		<b>83</b>
(69-80)	<b>C</b>	<b>63</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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