



14 Aspen Road, Easingwold
York, YO61 3SP
£475,000

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FORMING PART OF AN ATTRACTIVE NEW DEVELOPMENT WITHIN WALKING DISTANCE OF EASINGWOLD MARKET PLACE AMENITIES, A SUPRISINGLY SPACIOUS AND STYLISHLY APPOINTED LAVISHED WITH EYE CATCHING EXTRAS, 5 BEDROOMED DETACHED FAMILY HOME BOASTING OVER 1,600 SQ FT ENJOYING A PLEASANT POSITION OVERLOOKING A GREEN.

Mileages: York – 13 miles, Thirsk – 11 miles
(Distances Approximate)

With uPVC Double Glazing, Gas Central Heating, Balance of the Structural Warranty, Excellent Decorative Condition Throughout.

Reception Hall, Lounge, Fitted Kitchen with Living Dining Area, Utility Room, Cloakroom/WC.

First Floor Landing, Principal Bedroom with Generous 4 Piece EnSuite Bathroom, 4 Further Bedrooms, House Bathroom.

Outside: Driveway, Integral Single Garage, Fully Enclosed Landscaped Rear Garden.

An internal viewing is highly recommended to fully appreciate this stunning family home which has been thoughtfully enhanced and improved.

A PVC entrance door opens into a welcoming RECEPTION HALL with Herringbone effect Engineered Flooring;

Inner door into the LOUNGE with uPVC window overlooking a pleasant green.

From the Reception Hall the Herringbone effect Engineered Flooring flows to the rear of the property opening up to a full width KITCHEN LIVING DINER the real hub of the house which extends to over 27ft length with an extensive range of shaker style fittings comprising cupboard and drawer wall and floor fittings, complimented by upgraded quartz work surfaces with matching upstands. Inset 1 ½ bowl stainless steel sink unit with side drainer and swan mixer tap, integrated dishwasher. Electric induction hob, extractor over, oven and fitted microwave above. Integrated refrigerator and freezer.

KITCHEN ISLAND with matching units and extended quartz countertop forming a useful breakfast bar.

LIVING DINER AREA with dual French Doors leading out to the rear patio and garden beyond.





Inner door to UTILITY ROOM - having matching cupboards and having space and plumbing for a washing machine and space for a separate dryer, rear access door to gardens.

CLOAKROOM/WC.

GALLERIED FIRST FLOOR LANDING.

PRINCIPAL BEDROOM and LUXURY 4 PIECE EN SUITE BATHROOM/WC.

GUEST BEDROOM with upgraded fitted wardrobe.

There are 3 FURTHER BEDROOMS and a 4 piece FAMILY BATHROOM with bath and a separate shower.

OUTSIDE - At the front is a tarmac driveway providing off road parking for 3 vehicles.

INTEGRAL SINGLE GARAGE - 16'8 x 8'10 with up and over door to front.

A path leads to a fully enclosed part walled and fenced landscaped garden with paved patio and shaped lawn.

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 3SP.

TENURE - Freehold.

COUNCIL TAX BAND - F.

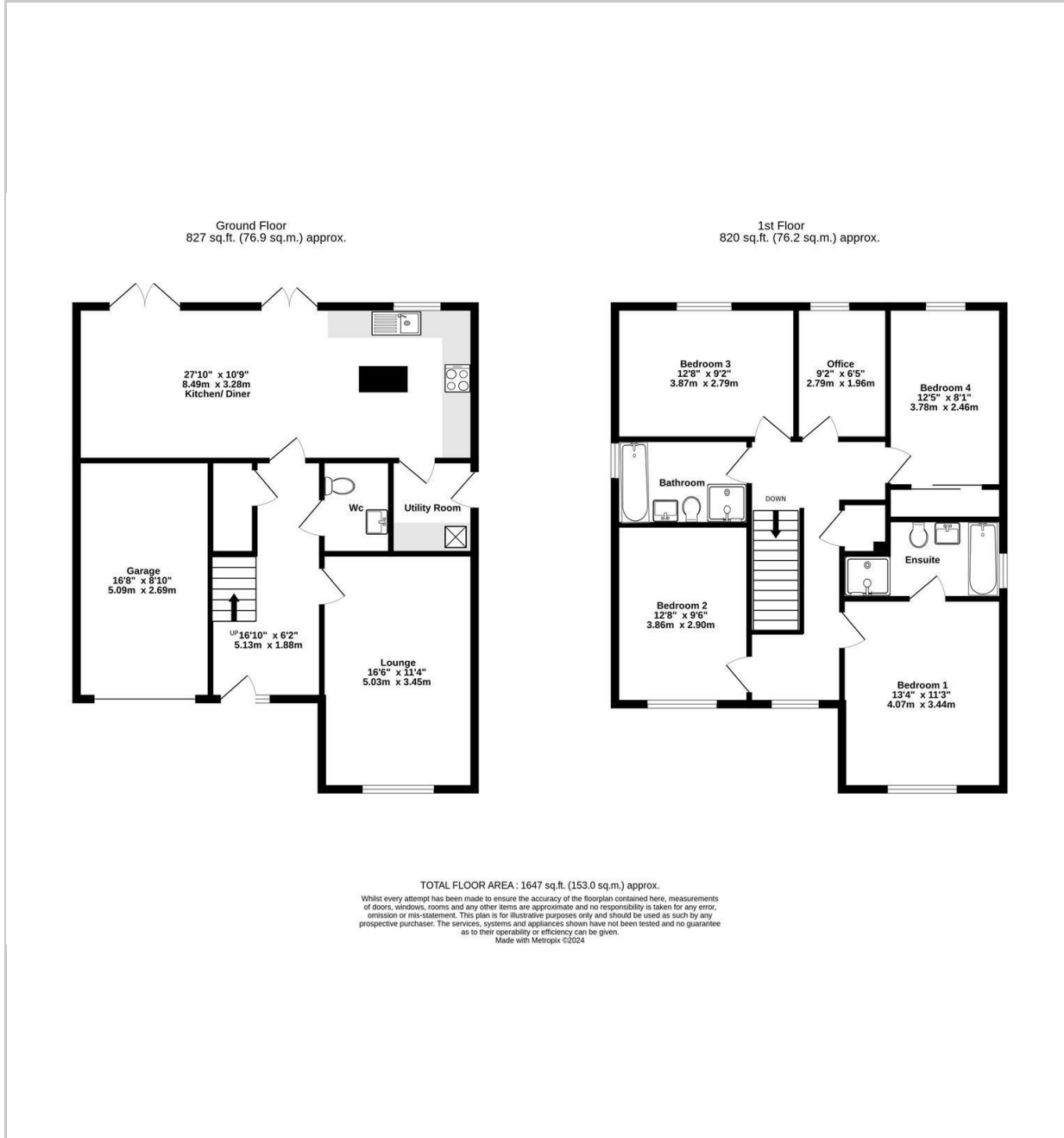
SERVICES - Mains water, electricity and drainage, with gas fired central heating.

DIRECTIONS - From our central Easingwold office in Chapel Street, proceed north along Long Street past the Primary School turning right and then right again into Aspen Road. No 14 is positioned straight ahead overlooking the green.

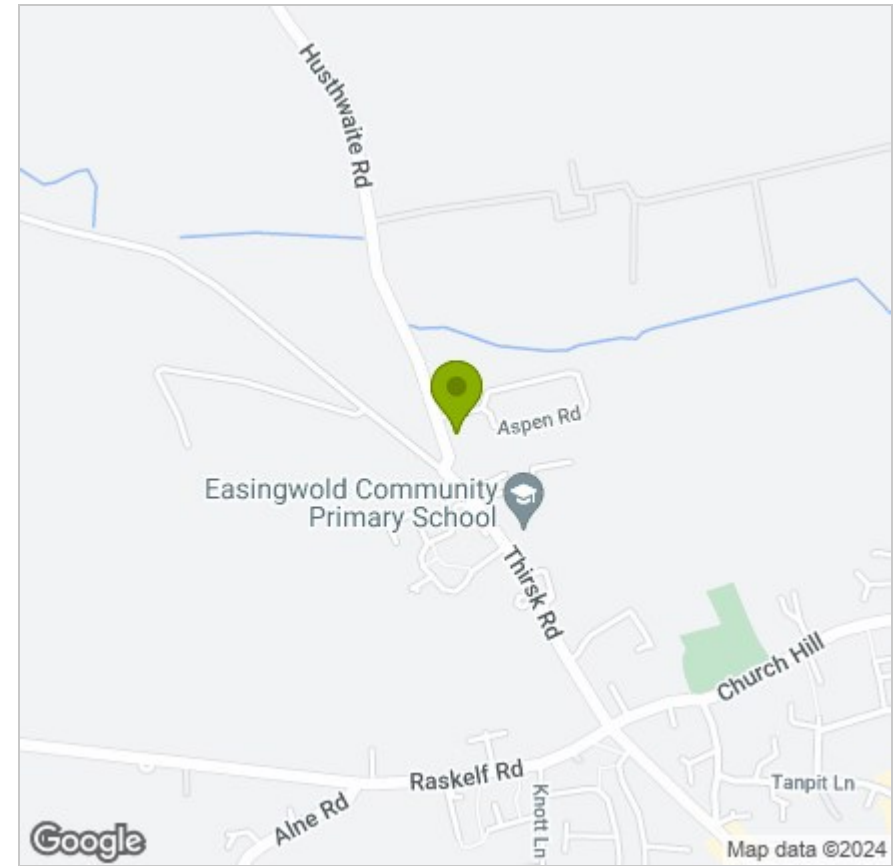
VIEWING - Strictly by prior appointment through the sole agents, Churchills of Easingwold. Tel: 01347 822800
Email: easingwold@churchillsyork.com



FLOOR PLAN



LOCATION



EPC

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

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