



2 Stillington Road Easingwold  
York, YO61 3JG  
£385,000

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A DOUBLE FRONTED AND EXTENDED DETACHED 4 BEDROOMED FAMILY HOME ENJOYING A PLEASANT SOUTH FACING POSITION WITH GARDENS TO THREE SIDES WITHIN WALKING DISTANCE OF EASINGWOLD CENTRE AMENITIES

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

WITH UPVC DOUBLE GLAZING, GAS CENTRAL HEATING AND REAR EXTENSION

Reception Lobby, Through Lounge, Generous Kitchen/Diner, Utility Cloakroom/WC

First Floor Landing, 4 Bedrooms, Family Bathroom

Single Garage, Separate Store, Well Screened Gardens to The Front, Side And Rear

Enjoying a mature south facing position and within walking distance of Easingwold centre amenities, a surprisingly spacious double fronted detached family home, revealing modern appointed accommodation.

From a central composite entrance door opens to a RECEPTION LOBBY to one side is the THROUGH LOUNGE extending to over 21ft in length with a bay window overlooking the lawned FRONT gardens and a gas fireplace with stone mantel, inset and hearth, with UPVC double glazed French Doors opening to a rear south facing patio.

FAMILY ROOM with useful under the stair's cupboard and front outlook.

KITCHEN DINER fitted with a range of modern white gloss fronted cupboard and drawer wall and floor units, generous L-shaped breakfast bar, space for a freestanding refrigerator, ceramic sink with side drainer, space for a Range cooker with extractor over. All complimented by subway style tiled midrange and timber effect worksurface.

Adjoining UTILITY with space and plumbing for a washing machine with CLOAKROOM/WC.





From the Reception Lobby, stairs rise to the FIRST FLOOR LANDING with loft hatch access.

PRINCIPAL BEDROOM with fitted wardrobes and front outlook. GUEST BEDROOM also with fitted wardrobes and front outlook. 2 FURTHER BEDROOMS with outlook over the rear, and a white recently refitted FAMILY BATHROOM having tiled walls, comprising panelled bath, sink on a moder vanity unity and low suite WC.

Set behind a mature high conifer hedge providing high degree of privacy to three sides, No. 2 Stillington Road enjoys mainly laid to lawn gardens to 3 sides which is child and pet friends to the side and rear being fully enclosed complimented by a generous patio.

To the side a useful WORKSHOP/ STORE (12'10 x 7'10) with power and light.

To the very rear through a personal timber gate a single track drive provides plenty of off road parking and leads to the single GARAGE with power and light (17'5 x 8'3).

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.

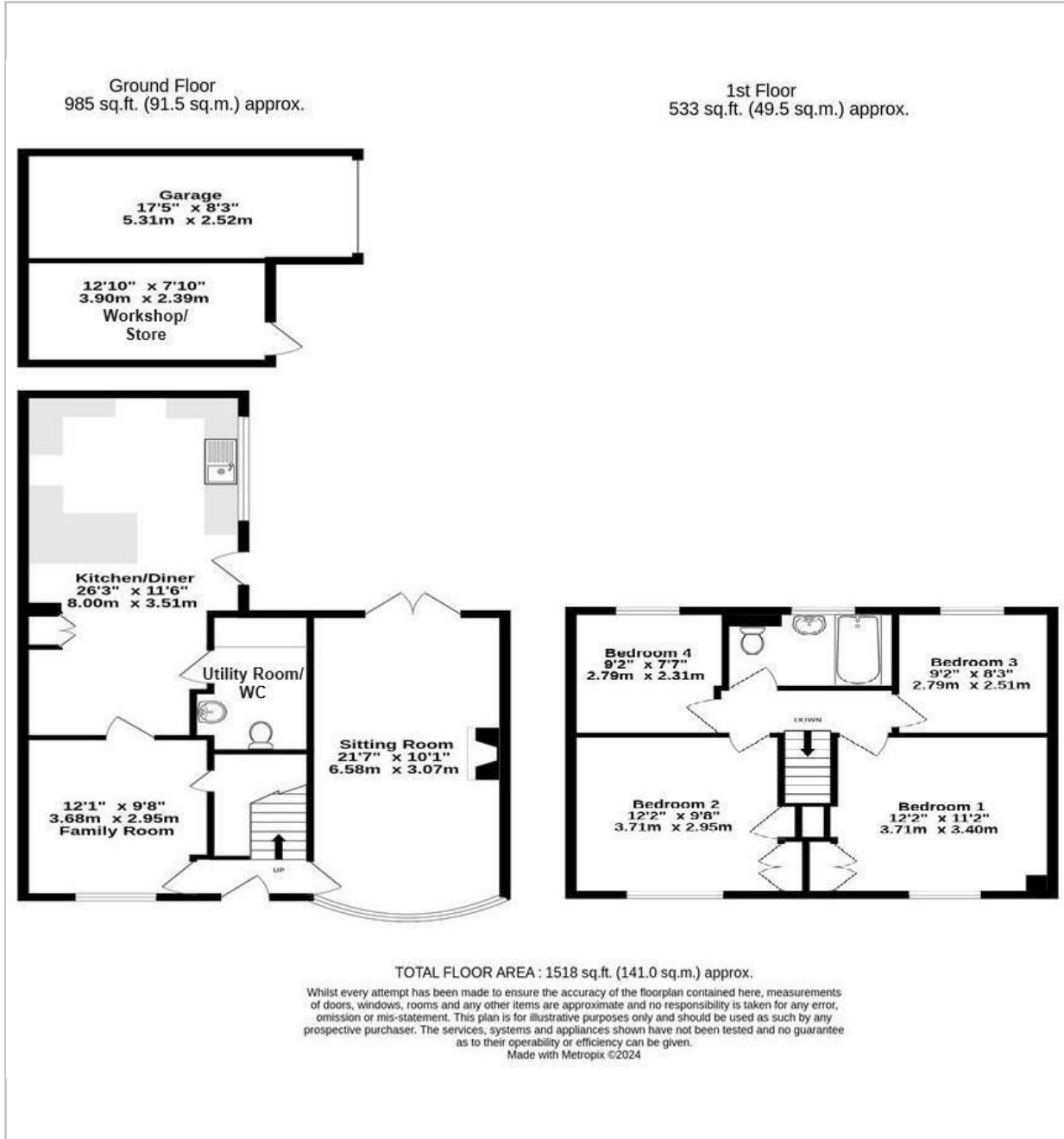
TENURE - Freehold.  
POSTCODE YO61 3JG.  
COUNCIL TAX BAND - D

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

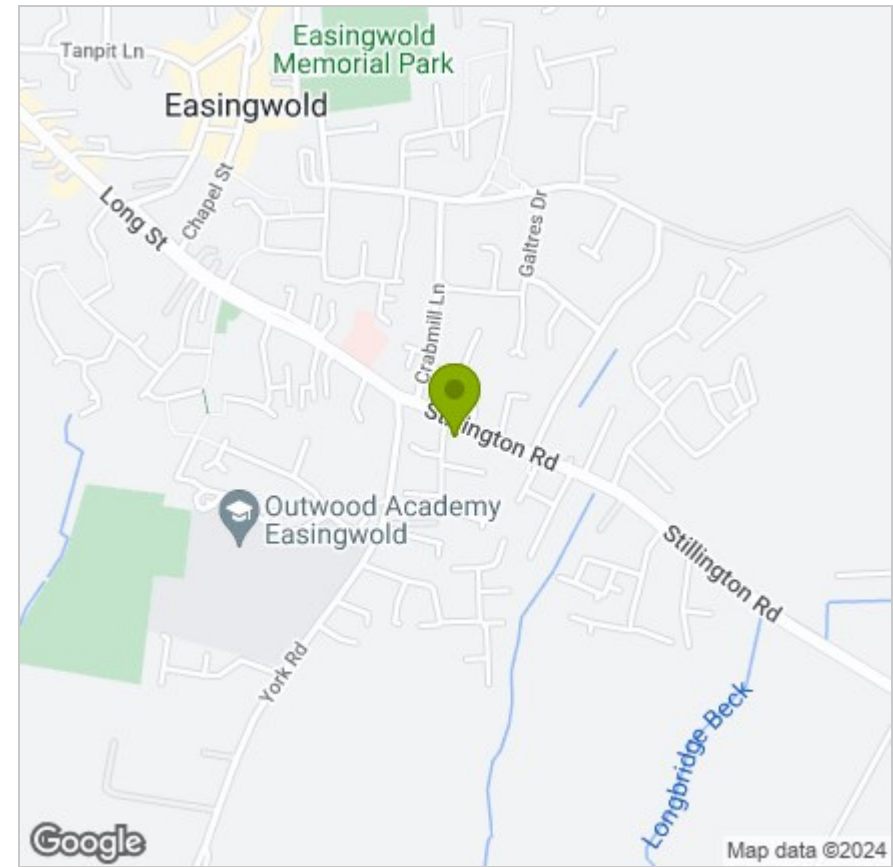
DIRECTIONS From our central Easingwold office, proceed along Long Street and bear left onto Stillington Road, where upon No. 5 is positioned on the right hand side, identified by the agents 'For Sale' board. VIEWING Strictly by prior appointment through the sole selling agents, Churchills Tel: 01347 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)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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