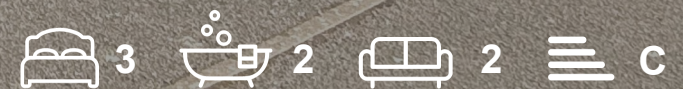




24 Rosemary Court Easingwold

York, YO61 3EZ

£300,000



A 3/4 BEDROOMED DETACHED FAMILY HOME WITH NO ONWARD CHAIN WHICH HAS BEEN REMODELLED, OCCUPYING A PLEASANT POSITION WITHIN THIS ESTABLISHED CUL DE SAC , BOASTNG SPACIOUS, WELL PROPORTIONED ROOMS COMPLIMENTED BY A GOOD SIZE REAR GARDEN WITHIN LEVEL WALKING DISTANCE OF EASINGWOLD SCHOOLS AND THE TOWNS POPULAR AMENITIES

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

With UPVC double glazing and gas fired central heating

Reception Lobby, 'L' shaped Lounge/Dining room, Sitting/Family room/Bedroom 4, Cloakroom

First Floor Landing, Bedroom 1, En Suite Dressing Area, En Suite Shower room, 2 further Bedrooms, Family Bathroom

Outside, off road parking, open plan lawned front garden, fully enclosed walled rear garden

ACCOMMODATION - Metal pressed panelled and double glazed entrance door, opens to:

RECEPTION LOBBY - Inner panelled door to:

'L' SHAPED LOUNGE/DINING ROOM

LOUNGE AREA - UPVC double glazed window overlooking the generous lawned front garden, double panelled radiator, attractive Adams style fireplace with electric stove set on a marble hearth, wood grain laminate floor, three wall light points, coving to ceiling, dado rail, archway to:

DINING ROOM - Coving to ceiling, double panelled radiator, dado rail, wood grain laminate floor, two wall light points, UPVC double glazed patio doors open onto a good sized part walled rear garden.

SITTING/FAMILY ROOM/BEDROOM 4 (Former garage). UPVC double glazed window overlooking the good sized lawned front garden, window to side, fully enclosed wall mounted gas central heating boiler, radiator.

KITCHEN 10' x 7'3 - 1 ½ bowl stainless steel sink unit with mixer tap, beneath a UPVC double glazed window overlooking the part walled rear garden, granite effect preparatory work surfaces with cupboard and drawers under, inset 4 ring stainless steel gas hob with single oven under and concealed extractor over, flanked by matching wall cupboards, cream tiled mid range, space and plumbing for a dishwasher, further matching work surface with cupboards under, corner display cabinet, matching tiled splash back, space for a refrigerator, inner door to:

UTILITY ROOM - Fitted work surface with cupboard under, space and plumbing for a washing machine, tiled splash back, part glazed side access door to gardens.

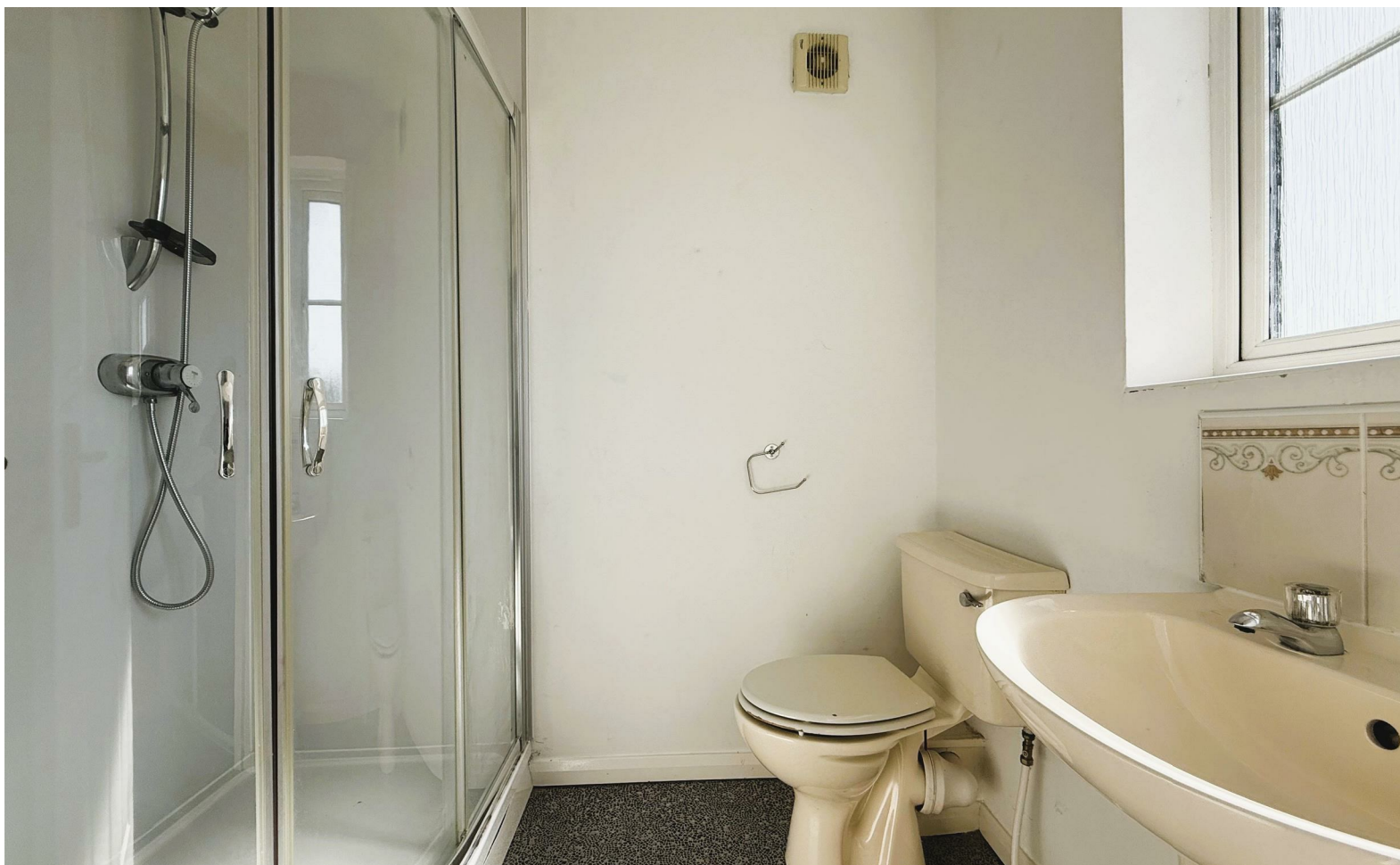
CLOAKROOM - Pedestal wash hand basin with tiled splash, low suite WC.

From the Lobby, a turned staircase with white painted spindled balustrade and hand rail rises to the:

FIRST FLOOR LANDING - Dado rail, UPVC double glazed window to the side elevation, Loft access, radiator, airing cupboard with insulated hot water cylinder, immersion heater and linen shelves.

BEDROOM 1 - UPVC double glazed window overlooking the lawned front gardens, radiator.





EN SUITE DRESSING AREA - Having two wardrobes with sliding mirrored doors to front, hanging rail and shelves.

EN SUITE SHOWER ROOM - Shower cubicle with plumbed shower and full height tiling, pedestal wash hand basin, low suite WC, double panelled radiator.

BEDROOM 2 - Recessed wardrobe area, UPVC double glazed window overlooking the good sized part walled and lawned rear garden with fine views overlooking the walled grounds of the Vicarage, radiator.

BEDROOM 3 - Recessed wardrobe area, window to the rear elevation overlooking the gardens and the walled gardens of the Vicarage, radiator.

FAMILY BATHROOM - Coloured 3 piece suite comprising shaped and panelled bath with shower over and tiled surround, pedestal wash hand basin with tiled splash, low suite WC, radiator.

OUTSIDE - A tarmac driveway provides off road parking, flanked by open plan lawned gardens.

Paths lead around both sides of the house to the good sized, fully enclosed, part walled rear garden, predominantly laid to lawn, with a patio area and established borders.

POSTCODE - YO61 3EZ.

COUNCIL TAX BAND - D

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

DIRECTIONS - From our central Easingwold office, turn left onto Long Street and right into Rosemary Court. Follow the road around to the right to the head of the cul de sac, whereupon 24 is positioned on the right hand side, identified by the Churchills for sale board.

VIEWINGS - Strictly by appointment with the sole selling agents, Churchills Tel - 01347 822800 - email - easingwold@churchillsyork.com



The floor plan consists of two levels. The **GROUND FLOOR** includes a Family Room (15'0 x 7'9), a Sitting Room (12'9 x 11), a Kitchen (10' x 7'3), and a Dining Room (10'3 x 7.9). There is an 'UP' staircase leading to the first floor. The **FIRST FLOOR** features three bedrooms: one measuring 11'0 x 10'2, another 10'3 x 10'0, and a third 9'3 x 6'4. It also includes a bathroom, a central hall with a staircase labeled 'DN' (down), and a closet labeled 'A.C.'. Two wardrobes, labeled 'W', are located near the top of the first floor.

GROUND FLOOR

FIRST FLOOR

TOTAL FLOOR AREA - 990 SQ FT


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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A map of Easingwold, UK, showing the location of the Easingwold Fire Station & Training Centre. The map includes labels for Tanpit Ln, Easingwold Memorial Park, Crabmill Ln, East Ave, Stillington Rd, York Rd, Outwood Academy Easingwold, and the fire station. A green pin marks the location of the fire station on York Rd.

Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>	<p>69</p>	<p>82</p>
<p>England & Wales</p>	<p>EU Directive 2002/91/EC</p>	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Byrne House Chapel Street, Easingwold, YO61 3AE
Tel: 01347822800 Email: easingwold@churchillsyork.com www.churchillsestateagents.co.uk