



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.

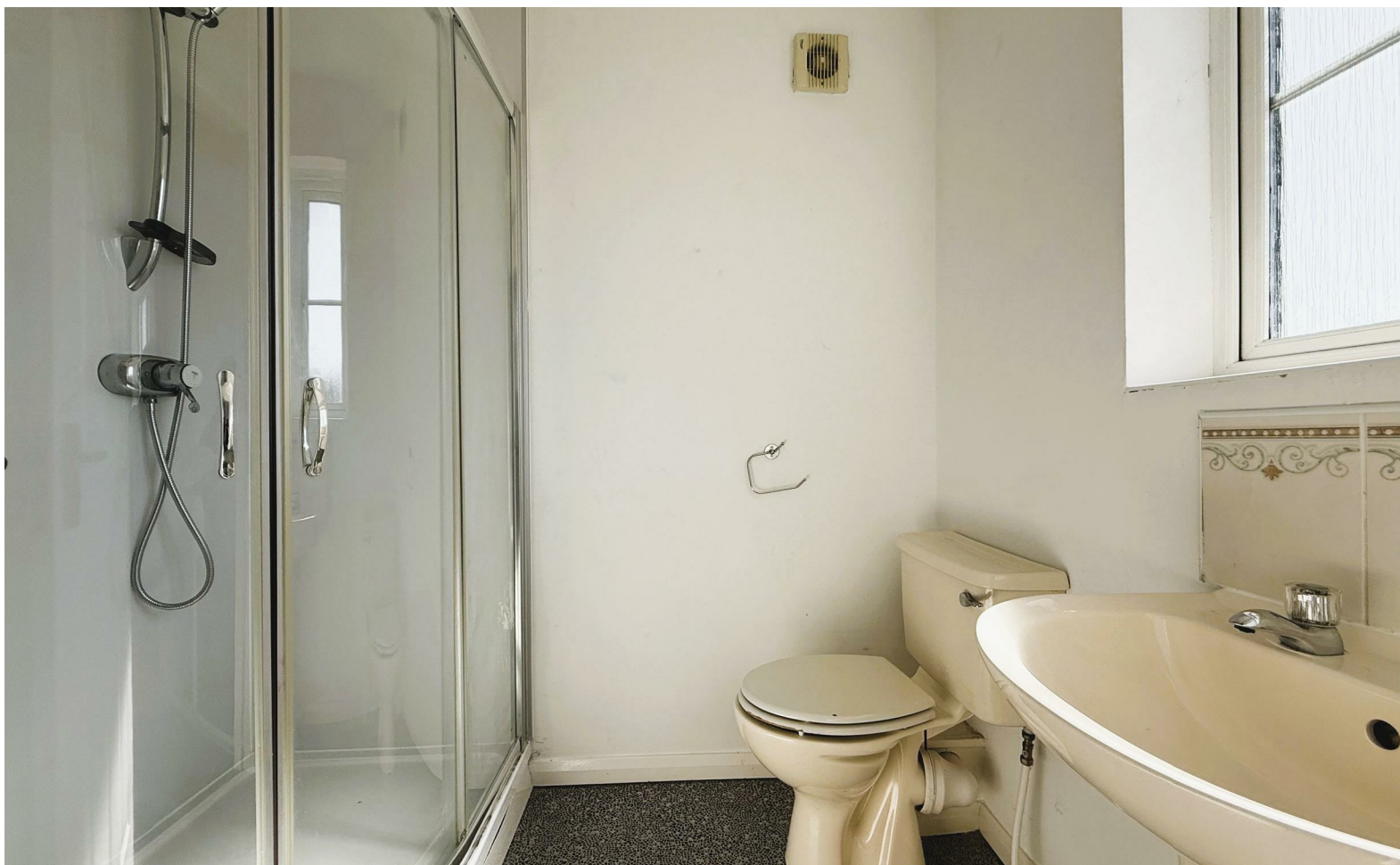
CLOAKROOM - Pedestal wash hand basin with tiled splash, low suite WC.

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



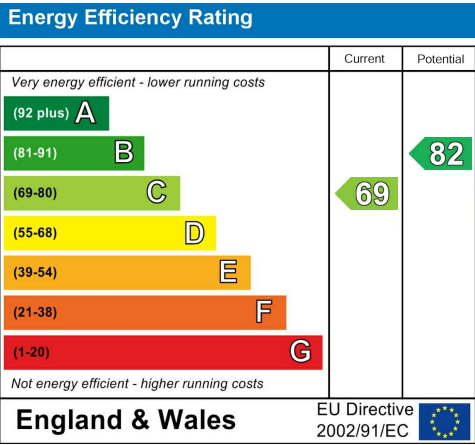
FLOOR PLAN



LOCATION



EPC



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