

1 Copperclay Walk
Easingwold, YO61 3RU
£275,000



ENJOYING A DELIGHTFUL POSITION ON THIS HIGHLY DESIREABLE TREE-LINED DEVELOPMENT WITHIN WALKING DISTANCE OF EASINGWOLD MARKET PLACE AMENITIES. NO 1 COPPERCLAY WALK IS AN ATTRACTIVE 2 BEDROOMED SEMI-DETACHED HOME COMPLEMENTED BY REAR SOUTH FACING GARDENS AND GARAGE.

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

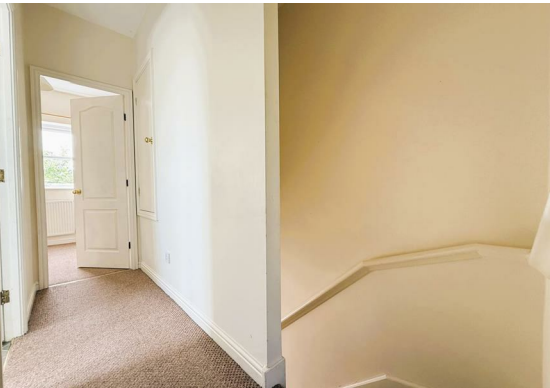
From a panelled entrance door with double glazed over light and canopy, opens to RECEPTION LOBBY, radiator and further Inner panelled door to:

SITTING ROOM with UPVC double glazed window overlooking an open plan lawned front garden, double panelled radiator, coving to ceiling. Useful under stairs storage cupboard.

KITCHEN WITH DINING AREA Fitted with a range of cupboard and drawer floor units, having speckled granite effect preparatory work surfaces, inset 4 ring electric hob with single oven under, white tiled mid range and a canopy style extractor over, flanked by matching wall cupboards with a glazed display cabinet and one cupboard concealing the wall mounted gas fired central heating boiler. Space and plumbing for a washing machine, stainless steel sink unit with side drainer and mixer tap, beneath a UPVC double glazed window enjoying a southerly aspect overlooking the enclosed gardens. UPVC double glazed French doors open onto a patio and south facing enclosed gardens. Laminate floor, radiator. Stairs to :

FIRST FLOOR LANDING

BEDROOM 1 Plus a double wardrobe with hanging rail and shelf, UPVC double glazed window to the front elevation from which there are views towards farmland, radiator.





Airing cupboard with insulated hot water cylinder, immersion heater and linen shelves.

BEDROOM 2 UPVC double glazed window enjoying a southerly aspect, wardrobe cupboard with hanging rail and shelf, Loft access.

BATHROOM Half tiled walls, white suite comprising shaped and panelled bath with electric shower over, rail and curtain, pedestal wash hand basin, low suite WC. Radiator.

OUTSIDE To the front is an open plan lawned garden, and a tarmac driveway provides off road parking for two vehicles. To the rear is a fully enclosed south facing garden, with paved patio area and a rectangular lawn with well stocked borders and a timber garden shed with power.

A tarmac driveway provides ample off road parking, and in turn leads to:

SINGLE GARAGE (17' x 9') Light and power, metal up and over door.

POST CODE - YO61 3RU.

COUNCIL TAX BAND – C

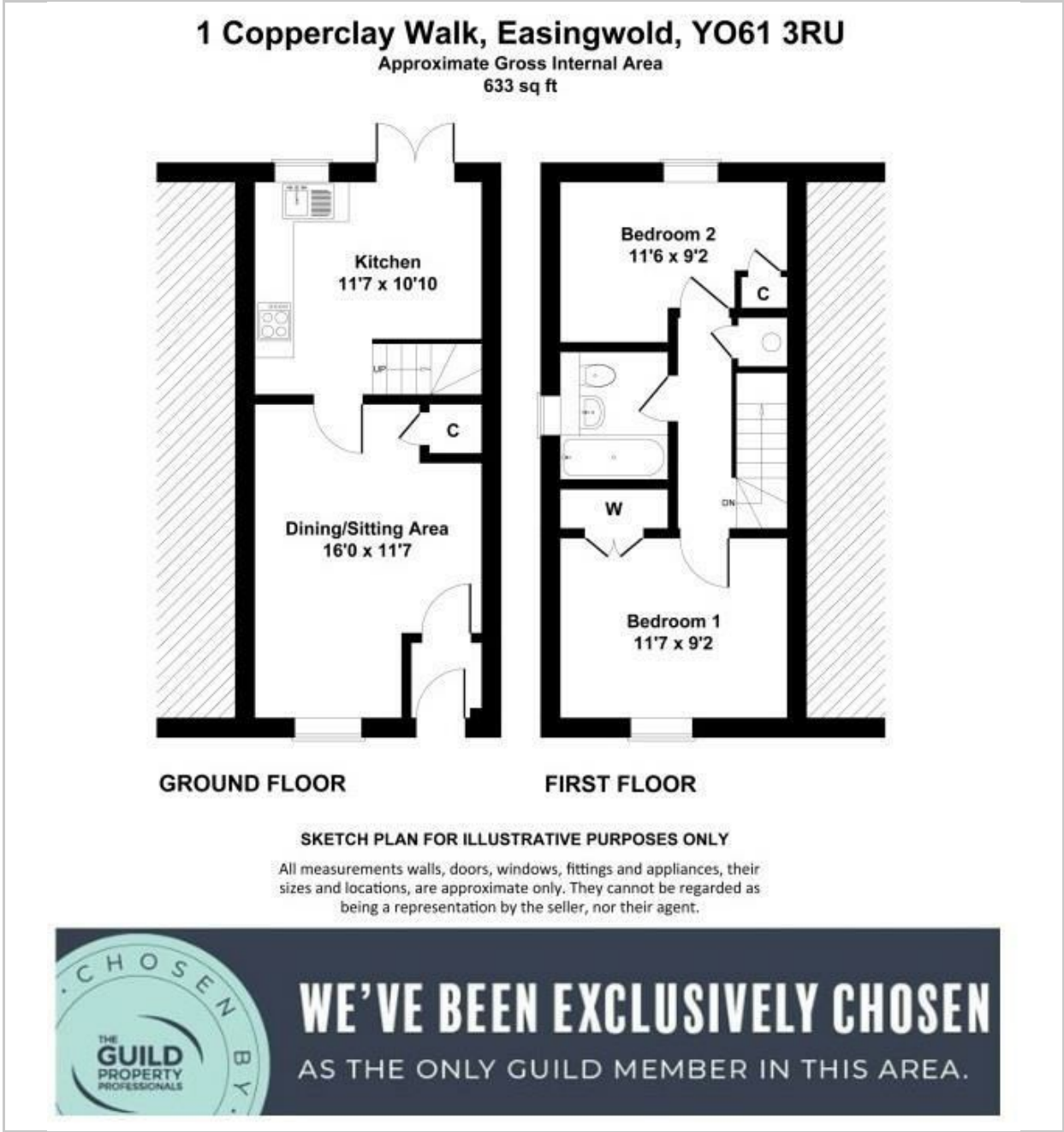
SERVICES - Mains water, electricity and drainage, with gas fired central heating.

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

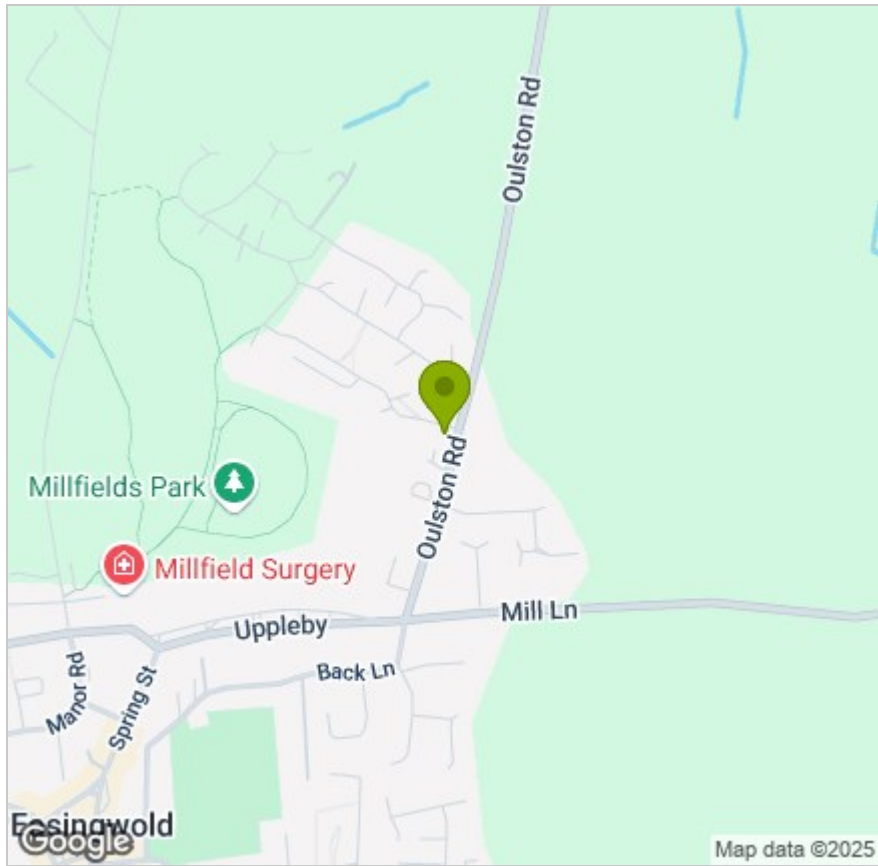
DIRECTIONS - From our central Easingwold office, proceed along Chapel Street into Easingwold Market Place. Continue through Uppleby, and turn left sign posted Oulston. Take the first left turning onto Copperclay Walk, No. 1 is positioned on the left hand side.



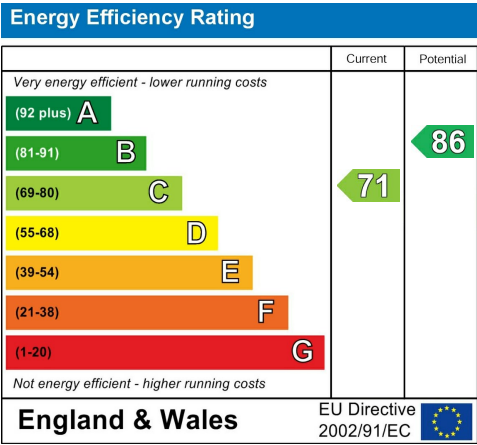
FLOOR PLAN



LOCATION



EPC



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