



61 Long Street Easingwold
York, YO61 3HY
£650,000



AN IMPRESSIVE DOUBLE FRONTED VICTORIAN 5 BEDROOM FAMILY HOME, REVEALING OVER 2,800 SQ FT OF BEAUTIFULLY APPOINTED ACCOMMODATION WITH A WEALTH OF PERIOD FEATURES, COMPLIMENTED BY GENEROUS UNEXPECTED LANDSCAPED SOUTH WEST FACING GARDENS AT THE REAR WITH EXTENSIVE OFF STREET PARKING EXTENDING TO 0.22 ACRES IN ALL WITHIN LEVEL WALKING DISTANCE OF THE MARKET PLACE

MILEAGES: YORK - 13 MILES, THIRSK - 11 MILES (DISTANCES APPROXIMATE).

Staircase Reception Hall, Sitting Room, Study/ Family Room, Inner Hall, Fitted Living/ Kitchen/ Breakfast Room, Separate Dining Room, Utility Cloakroom/WC.

First Floor Landing, Principal Suite with Dressing Room and Luxury 4 Piece Ensuite Bathroom, Bedroom 3, Family Bathroom.

Second Floor Landing, Guest Bedroom with Ensuite Shower Room, Two Further Double Bedrooms.

23ft 7" - Attic Room

250 ft Private Rear South West Facing Part Lawned Garden, Brick Built Outbuilding, Patio, Timber Shed, Potting Shed, Pond, Wildflower Patch, Extensive Offstreet Parking.

From a sturdy timber entrance door under a recessed porch, opens to a welcoming RECEPTION HALL with period mosaic tiled flooring and central staircase. Doors lead off to;

SITTING ROOM with double glazed splayed window overlooking the period properties of Long Street. Central living gas flame effect fireplace complimented by period features including corning and ceiling rose.

Across the hall a further door leads to the STUDY/FAMILY ROOM with period detailing including corning and ceiling rose, splayed double glazed window to the front aspect.

To the rear of the Reception Hall a door leads through to an INNER HALL which in turn opens up to a SHOW STOPPING KITCHEN/ LIVING/ BREAKFAST ROOM with central island below an eye catching hexagonal lantern roof with fitted composite sink, chrome mixer tap finished with an extended work surface to form a breakfast bar with base units below.

The KITCHEN is comprehensively fitted with a range of colour gloss fronted wall and base units, complemented by straight edged, speckled granite effect work surfaces. Integrated appliances include a full-size dishwasher and wine cooler. Electric free-standing oven with extractor over and chrome splashback. To one side there is a WALK-IN PANTRY "STYLE" AREA providing further wall and base units with counter top and space for an American style fridge freezer and shelved larder cupboard.

To the side is a LIVING AREA with cast multi fuel burning stove and French doors leading out to the rear patio and generous gardens beyond.

From the kitchen and moving further to the rear a timber door leads through to a FORMAL DINING ROOM with panelled wall, velux roof lights and a uPVC double glazed window to the side patio. A period exposed timber ceiling beam runs throughout. Door leads through to;

UTILITY/ CLOAKROOM/WC with Belfast sink and chrome mixer tap, space and plumbing for a washing machine and space for a separate dryer below a tiled work top with tiled splash back. A uPVC side door leads to the rear courtyard garden below a Velux roof light. To one side a door leads to a Cloakroom/WC with wash hand basin on a pedestal, tiled splash back and low suite WC.

From the Reception Hall a reversed staircase with white gloss painted handrail and spindles leads to the FIRST FLOOR LANDING with doors leading off.

PRINCIPAL BEDROOM SUITE with elevated views of Long Street from a sliding sash double glazed window. Feature exposed brick wall with fireplace provides a dressing area and door through to a four piece LUXURY EN SUITE BATHROOM boasting a free standing oval bath with chrome floor mounted taps. Shower cubicle with mains plumbed thermostatic controlled shower. Low suite WC, wash hand basin on a pedestal, exposed timber joists.

BEDROOM THREE which is a double bedroom with front aspect.





HOUSE BATHROOM comprises a roll top bath, low suite WC, wash hand basin on a pedestal, vertical chrome towel radiator, frosted uPVC double glazed window to the rear.

A further turned staircase leads up to the SECOND FLOOR LANDING with under the stairs cupboard, doors lead off to;

Guest Bedroom with elevated views of Long Street, a door leads through to a LUXURY EN SUITE SHOWER ROOM comprising a wide porcelain sink on a vanity unit with cupboard space below and tiled splash back. Shower cubicle with mains plumbed thermostatic controlled shower, vertical chrome towel radiator, low suite WC, timber beam running throughout. Frosted uPVC double glazed window to the rear.

Two further double bedrooms reside on this floor.

From the second floor landing, stairs rise to a versatile ATTIC ROOM, lavished with period features including exposed timber ceiling joists and purlins. Useful storage to the eaves.

OUTSIDE to rear is a delightful unexpected south and west facing garden. From the Kitchen adjoins a slightly raised, walled terrace patio with maturing borders behind railway sleepers. To the side a useful brick built outbuilding housing the property mains gas boiler and water cylinder.

Further to the rear there is a useful timber shed and potting shed on a generous brickset driveway providing ample off street parking for a number of vehicles with electric charging point which adjoins the gravel driveway.

The driveway is access from long street from a private five bar timber gate, past a wild flower patch and adjoining lawn area alongside a sizeable pond with hedge borders to one side and timber fencing to the other.

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 3HY
COUNCIL TAX BAND – F
TENURE - Freehold.

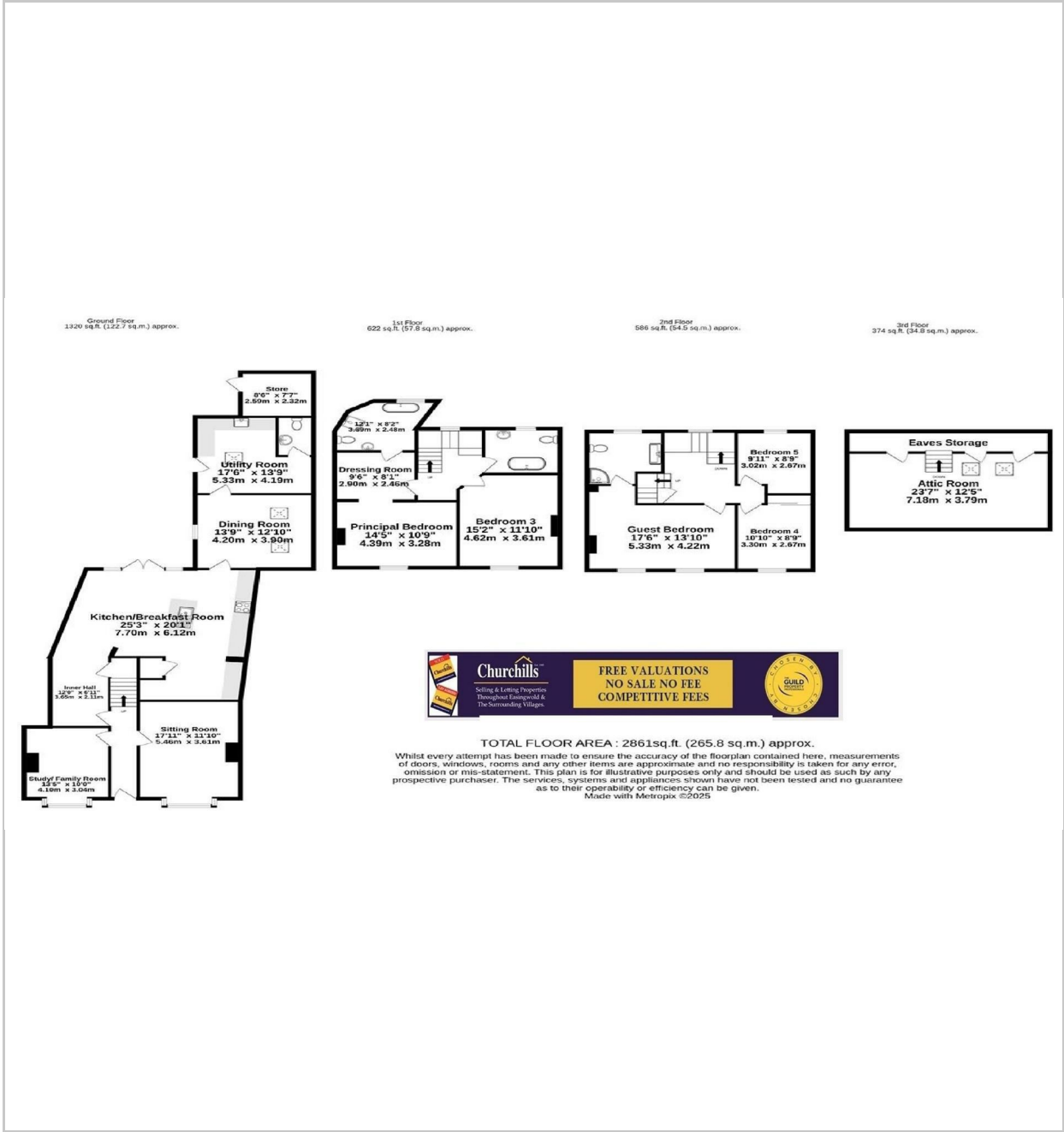
SERVICES - Mains water, electricity and drainage, with gas fired central heating and income producing solar panels.

DIRECTIONS - From our central Churchills Easingwold office, turn right onto Long Street proceed for a short distance where upon No 61 Long Street is on the left-hand side identified by the Churchills for sale board.

VIEWING - Strictly by prior appointment with the selling 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			85
(81-91) B			
(69-80) C		73	
(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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