



30 Station Court Easingwold

Easingwold, YO61 3JW

Offers Over £150,000



A SPACIOUS AND WELL
PROPORTIONED FIRST FLOOR 2
BEDROOMED APARTMENT WITHIN
WALKING DISTANCE OF EASINGWOLD
AMENITIES

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

Communal Reception Hall, 'L' Shaped
Reception Hall, Lounge with Dining area,
Fitted Kitchen, Bedroom 1, Bedroom 2,
Bathroom/WC

Communal Gardens and Off Road Parking

Outside Communal gardens and parking.

Approached from a COMMUNAL
RECEPTION DOOR with private intercom,
stairs rise to the first floor.

A sturdy private timber door opens to an L-
shaped RECEPTION HALL with eye
catching parquet flooring throughout. Large
walk-in shelved storage cupboard. Doors
lead off;

L-shaped SITTING DINING room with uPVC
double glazed window to the front
overlooking the communal gardens and
uPVC double glazed window to the side,
woodgrain laminate flooring throughout.

FITTED KITCHEN comprehensively fitted
with a range of oak fronted wall and base
units complemented by rolltop works
surfaces and tiled mid range. Stainless
steel sink with side drainer below a uPVC
double glazed window to the elevation.
Electric oven, electric hob with concealed
extractor above, space and plumbing for a
washing machine. Wall mounted mains gas
boiler.

BEDROOM ONE uPVC double glazed
window to the rear elevation overlooking the
communal gardens. Shelved wardrobe
cupboard.





BEDROOM TWO uPVC double glazed window to the front elevation.

BATHROOM comprising of a white suite, fully tiled throughout. Panel bath with shower over with side screen, wash hand basin on a pedestal with chrome taps, low suite WC and a vertical chrome towel radiator.

OUTSIDE - Off street parking to the front whilst there is a pleasant communal garden to the rear.

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 3JW.

COUNCIL TAX BAND - A

TENURE Leasehold - The annual ground rent is £10 PA and there is a monthly service charge of £54.04 of which there is 100 years remaining on the lease.

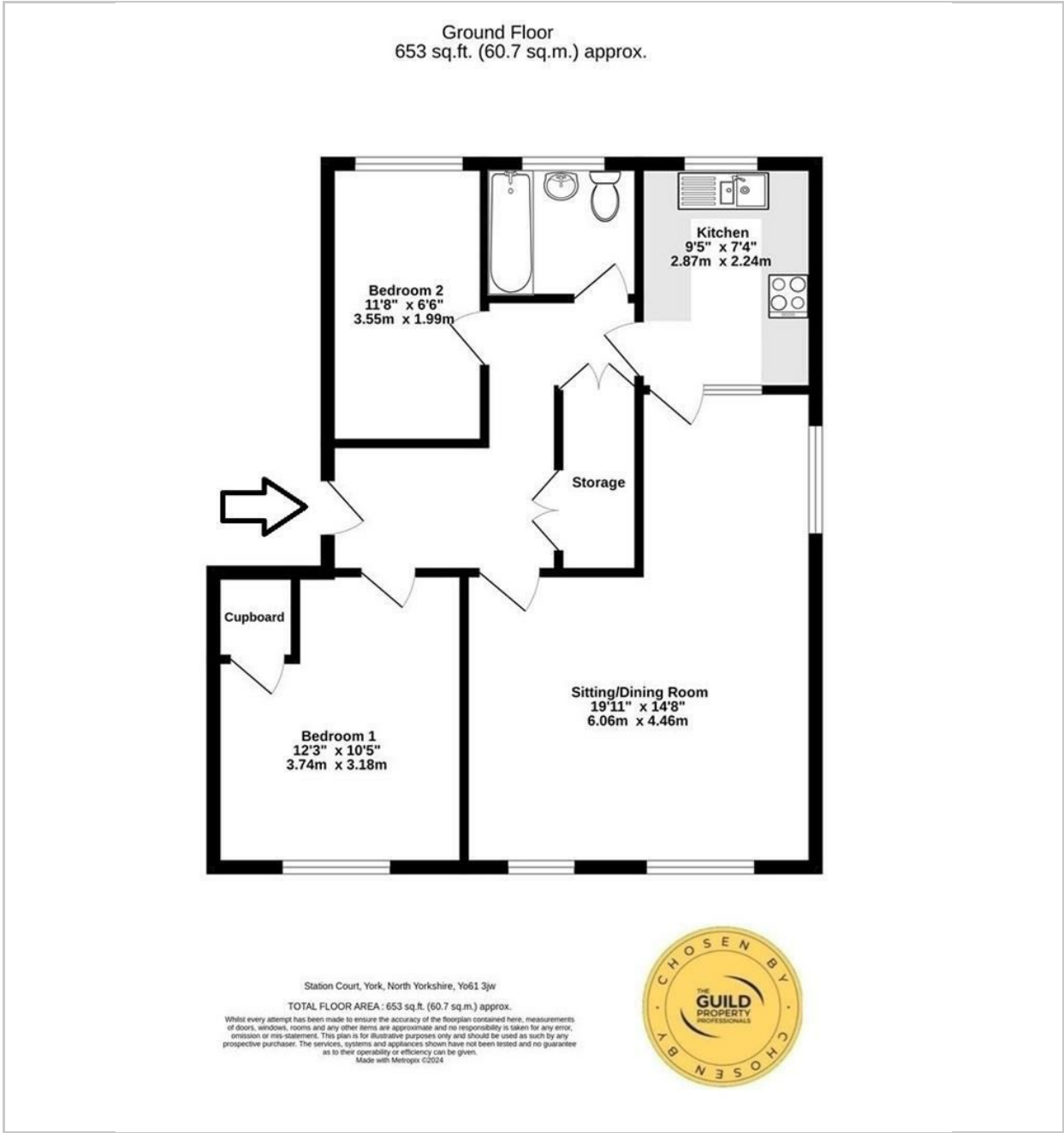
SERVICES - Mains water, electricity and drainage, with gas fired central heating.

DIRECTIONS - From our central Easingwold office, turn right onto Long Street, and at the mini roundabout turn left onto Raskelf Road. Turn right onto Station Court, whereupon No. is positioned at the far end of the development, identified by the agents 'For Sale' board.

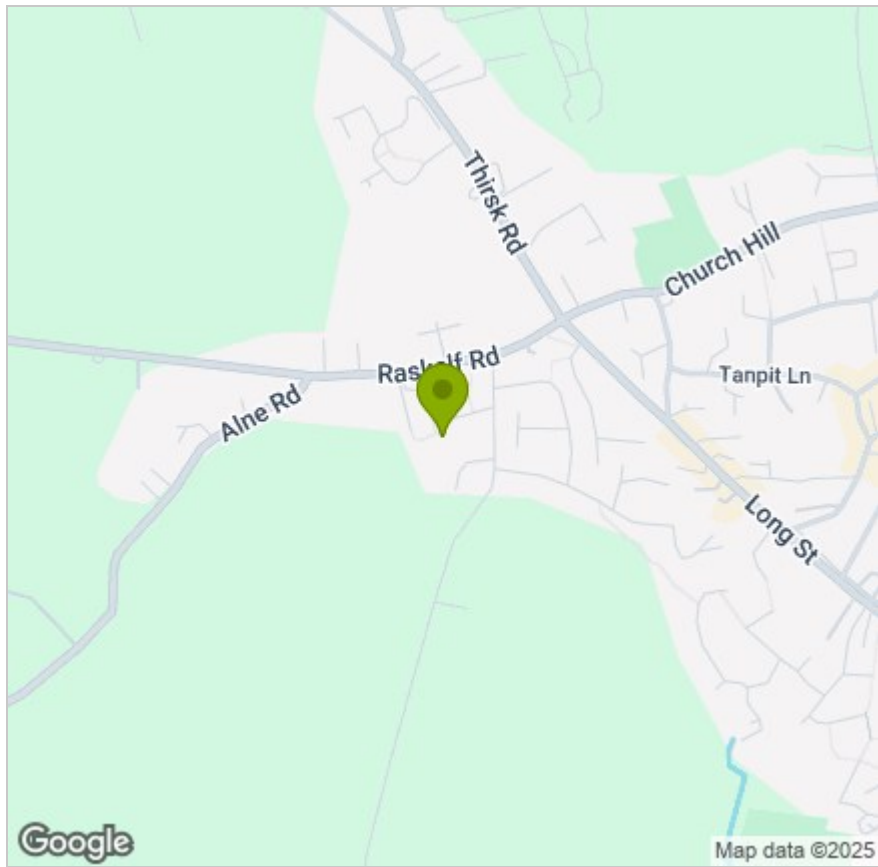
VIEWING Strictly by prior appointment through the selling agents, Churchills of Easingwold Tel: 01347 822800, Email: easingwold@churchillsyork.com



FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	74
(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	

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 firms employment has the authority to make or give any representation or warranty in respect of the property.