



1 Crescent Close Back Lane Easingwold

York, YO61 3BP

£250,000





IN THE SHADOW OF EASINGWOLD'S CENTRAL MARKET PLACE, A TWO BEDROOM SEMI DETACHED COTTAGE WHICH HAS BEEN METICULOUSLY MAINTAINED AND RECENTLY REDECORATED WITH NO ONWARD CHAIN, GAS CENTRAL HEATING, DOUBLE GLAZING, WITH COTTAGE STYLE SOUTH WEST FACE GARDEN TO THE REAR, ALLOCATED OFF ROAD PARKING ALL WITHIN LEVEL WALKING DISTANCE OF THE TOWNS AMENITIES.

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

With Double Glazing and Gas Fired Central Heating.

Reception Hall, Cloakroom/WC, Lounge, Fitted Kitchen/Diner.

First Floor Landing, Two Double Bedrooms, House Bathroom.

Driveway . Offstreet Allocated Parking, Enclosed South/West Facing Rear Garden.

From a panelled entrance door with double glazed over light, opens to RECEPTION LOBBY.

CLOAKROOM/WC with wash hand basin and low suite WC.

Inner door to:

FITTED KITCHEN with sash window to the front elevation, range of cream fronted cupboard and drawer floor units complemented by wood grain preparatory work surfaces, inset 1 ½ bowl stainless steel sink unit with side drainer and mixer tap, tiled mid range, inset 4 ring gas hob with single oven under and concealed extractor over, flanked by matching wall cupboards, wall mounted Worcester gas central heating boiler, integral refrigerator and freezer, space and plumbing for a washing machine, low voltage spotlights, tiled floor, radiator, inner door to:

LOUNGE/DINING ROOM Adams style fireplace with fitted living flame coal effect gas fire and marble hearth, double glazed sliding sash window overlooking the enclosed south/west facing low maintenance gardens, French doors open onto a paved patio and garden, two wall light points, coving to ceiling. Stairs with handrail and spindled balustrade with under stairs cupboard rise to the:

FIRST FLOOR LANDING with loft access, which is fully boarded with main power light and drop down







ladder.

**BEDROOM ONE** with two double glazed sliding sash windows overlooking the rear courtyard and low maintenance garden, radiator, shelved store cupboard, coving to ceiling, wall light point, double doors open to a: **WALK-IN WARDROBE CUPBOARD** hanging rail and shelf.

**BEDROOM TWO** double glazed sliding sash window enjoying a pleasant outlook over gardens with distant views towards Easingwold Cricket field, radiator, coving to ceiling, wall light point.

**FAMILY BATHROOM** - fully tiled walls. White 3 piece suite comprising shaped and panelled bath with shower screen and plumbed shower over, pedestal wash hand basin, low suite WC, radiator.

**OUTSIDE** - From Back Lane a tarmac driveway leads to an allocated car parking space to the rear.

At the rear is an enclosed low maintenance garden with a gravelled and paved area suitable for alfresco dining/barbecuing.

**POSTCODE** YO61 3BP.

**COUNCIL TAX BAND** - C

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

**DIRECTIONS** From our central Easingwold office, proceed along Chapel Street and turn right onto Crabmill Lane. Turn left onto Back Lane, proceed for some distance, whereupon No.1 Crescent Close is positioned on the left hand side.

**VIEWING** - Strictly by prior appointment through the selling agents, Churchills.

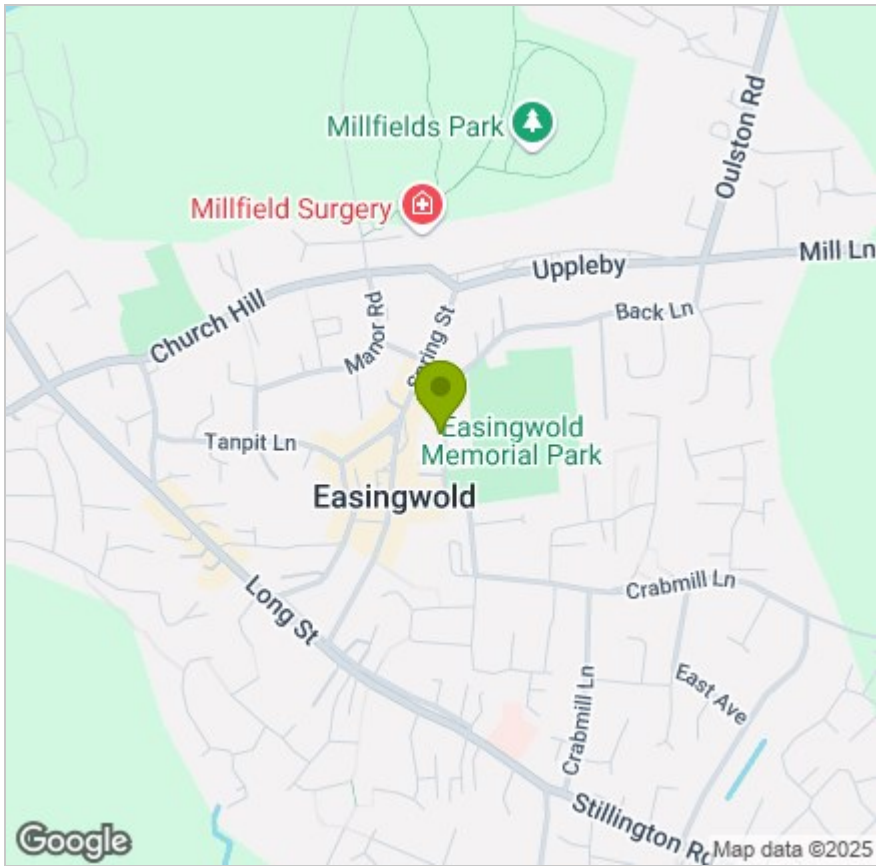




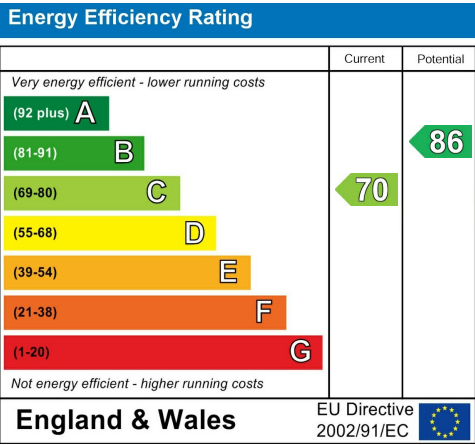
FLOOR PLAN



LOCATION



EPC



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