



15 Wagtail Close Easingwold

York, YO61 3RL

Offers In The Region Of £500,000





AN IMPRESSIVE RELATIVELY NEW 4 BEDROOMED DETACHED EXECUTIVE FAMILY HOME OF ALMOST 1,700 SQ FT WHICH HAS BEEN THOUGHTFULLY UPDATED AND IMPROVED ENJOYING AN ENVIABLE CUL-DE-SAC POSITION WITHIN LEVEL WALKING DISTANCE OF EASINGWOLD MARKET PLACE AMENITIES, AN IMMACULATLY MAINTAINED, PRESENTED AND STYLISHLY APPOINTED FAMILY HOME REVEALING SPACIOUS ACCOMODATION IN EXCELLENT DECORATIVE ORDER COMPLEMENTED BY LAWNED REAR GARDENS.

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

Reception Hall, Sitting Room, Kitchen/Diner, Utility Room, Cloakroom/WC.

First Floor Landing, Principal Bedroom with En Suite Shower Room, 3 Further Bedrooms, Family Bathroom.

Front Garden, Driveway, Garage, Fully Enclosed Lawned Rear Garden.

From a central composite entrance door below a recessed storm porch opens to a STAIRCASE RECEPTION HALL. Useful under the stairs storage.

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

From the reception hall a door leads to a light and airy SITTING ROOM, with Boathouse Oak Camaro Poly flooring and uPVC double glazed window to the front aspect. To one side there is an eye catching cast wood burner stove. Arch way leads to;

KITCHEN/ DINING ROOM which extends to over 27ft in length. The kitchen is comprehensively fitted with a range of cupboard and drawer wall and floor fittings complemented by fitted marble effect work surfaces. Fitted 1 1/3 stainless steel sink with side drainer below two uPVC double glazed window and French doors overlook the rear garden allowing lots of natural light. Gas hob with chimney style extractor above, and fitted double oven, integrated appliances include a full size dishwasher and fridge freezer.

Adjoining the kitchen diner from a further internal door leads to the UTILITY ROOM, with further cupboard and drawer wall and floor fittings, with fitted work surface integrated washing machine and further space for a dryer. A personal door to the side leads to the GARAGE whilst to the other side, a further door accesses the rear garden.

From the reception hall staircase rise to the FIRST FLOOR galleried landing with painted hand rail and balustrades with loft hatch. Airing cupboard housing the hot water cylinder.







The PRINCIPAL BEDROOM is beautifully decorated with modern panelled walls and upgraded fitted wardrobes. uPVC window overlooks the front aspect.

LUXURY ENSUITE SHOWER ROOM comprises a wall hung wash hand basin, low suite WC. Fully tiled shower cubicle with mains plumbed shower and screen. Heated vertical chrome towel radiator.

There are THREE FURTHER DOUBLE BEDROOMS tastefully decorated with bedroom 2 & 3 benefitting from fitted wardrobes whilst 4 could also lend itself as a home office.

FAMILY BATHROOM - comprising a three piece white suite with panel bath and electric shower over, wash hand basin on a pedestal, low suite WC. Frosted glass window to the rear.

OUTSIDE - The front garden has a wide driveway providing off street parking for a number of vehicles which in turn leads to the garage (18'3 x 9'5) with up and over door, power light and personal door. A maturing and neatly clipped hedge to the side fronts the cul-de-sac. A pathway leads to the side through a timber gate to the rear garden;

The rear garden is mainly laid to lawn and compliments the house with timber fencing with a patio area leading out from the French doors.

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 3RL.  
COUNCIL TAX BAND - F.  
TENURE - Freehold.

SERVICES - Mains water, electricity and drainage, income producing solar panels with 10 kw battery storage, solar water assisted heating and gas fired central heating.

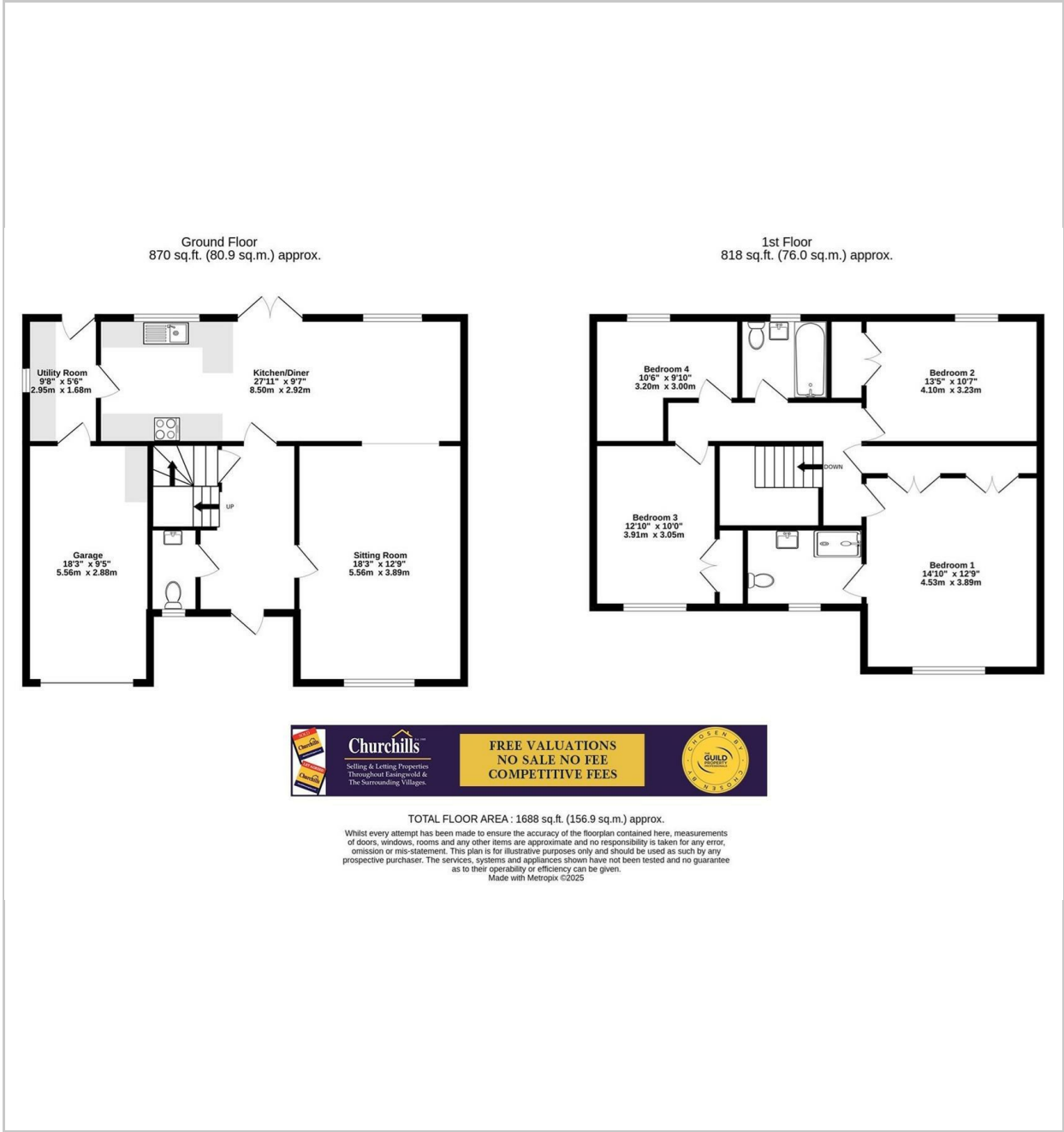
DIRECTIONS - From our central Easingwold office, proceed south along Long Street, take the first exit at the mini roundabout onto Stillington Road, continue on Stillington road for a third of a mile until you reach Partridge Road on your left. Turn left again onto Goldfinch Way, follow the road till you reach a cul de sac named Wagtail Close. No15 can be seen directly on the left.

VIEWING - Strictly by appointment with the sole selling agents, Churchill of Easingwold. Tel: 01347 822800  
Email: [easingwold@churchillsyork.com](mailto:easingwold@churchillsyork.com)

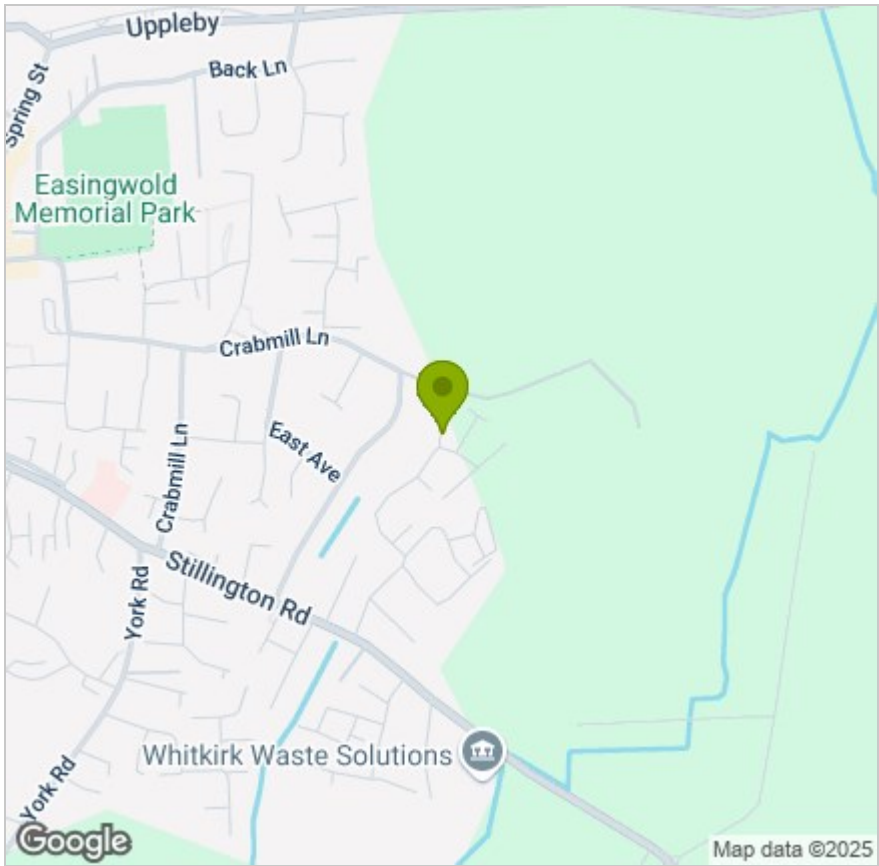




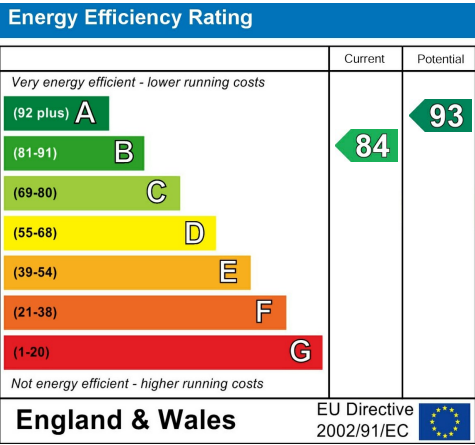
FLOOR PLAN



LOCATION



EPC



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