



45 Lavender Way Easingwold

York, YO61 3GU

**£260,000**

3 1 1 B

IMMACULATEDLY AND BEAUTIFULLY PRESENTED THREE BEDROOM TOWNHOUSE GENEROUSLY PROPORTIONED OFFERING STYLISH ACCOMMODATION ARRANGED OVER THREE FLOORS, WITH FRONT AND REAR GARDENS, GARDEN BAR/HOME OFFICE OR GYM, AND TANDEM PARKING FOR TWO VEHICLES

Mileages: Easingwold - 5 mile, A19 - 1.5 miles, York - 13 miles, Thirsk - 11 miles (Distances Approximate).

Sitting Room, Kitchen/Diner, Cloakroom/WC

First Floor Landing, Principal Bedroom, Bedroom Two, Family Bathroom

Second Floor Landing with Store Cupboard, Bedroom Three

Outside, Front Garden, Off Street Parking, Bar/Home Office, Gym, Low Maintenance Rear Garden.

Under an apex timber tiled porch a part glazed and panelled door opens into SITTING ROOM, featuring a bespoke media wall with recess for a wall mounted television. uPVC double-glazed window provides views across the smartly landscaped front garden, while a useful under the stairs cupboard offers convenient storage.

A six panel door leads through to the INNER HALL, with a turned staircase rising to the upper floors.

Cloakroom/WC, fitted with a wash hand basin on a pedestal and a low suite WC.

KITCHEN/DINER spans the rear of the property and is fitted with a range of modern wall and base units, complemented by granite effect worktops, matching upstands, and a tiled splashback. A four ring electric hob with a chimney style extractor above and oven below. Space and plumbing for a slimline dishwasher, a washer-dryer and a freestanding fridge freezer. Twin uPVC French doors with integrated blinds open onto the rear patio. DINING AREA to one side.

Throughout the ground floor, timber effect wood grain HERRINGBONE FLOORING runs underfoot, delivering a modern and cohesive finish.

On the first floor, the landing leads to the PRINCIPAL BEDROOM positioned at the front of the property, featuring an on trend panelled statement wall, dual uPVC windows, and fitted sliding wardrobes. There is also a dressing area formed to an alcove, perfect for additional storage or a compact home office.

BEDROOM TWO overlooks the rear garden.

FAMILY BATHROOM is well appointed, with part tiled walls, panelled bath with shower over and full head height tiling, wash basin on a pedestal with chrome





mixer tap. Low suite WC and a frosted uPVC window to the side.

A further staircase continues up to the second floor with useful deep storage cupboard.

**BEDROOM THREE** benefiting from a built in store cupboard, skylight windows to the front, and rear. Extending to 21ft ideal for a guest suite, home office, or teenager's retreat.

**OUTSIDE** the property is approached via a neatly tiled pathway flanked by gravel and artificial lawn beneath a canopy porch.

To the side, a tarmac driveway provides pedestrian and vehicular access to the very where there is allocated tandem parking for two vehicles. To the side a private timber gate gives access to the rear. The garden has been landscaped with low maintenance in mind and is fully paved and bordered with planters making it ideal for outdoor dining and entertaining.

A feature of this property is the detached garden bar/home office or gym, fitted with power, lighting, and electric heating — a superb addition for socialising, exercising, or working from home. To the side there is additional storage space for bins, and a mains connected EV charging point.

**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.

**TENURE** - Freehold.

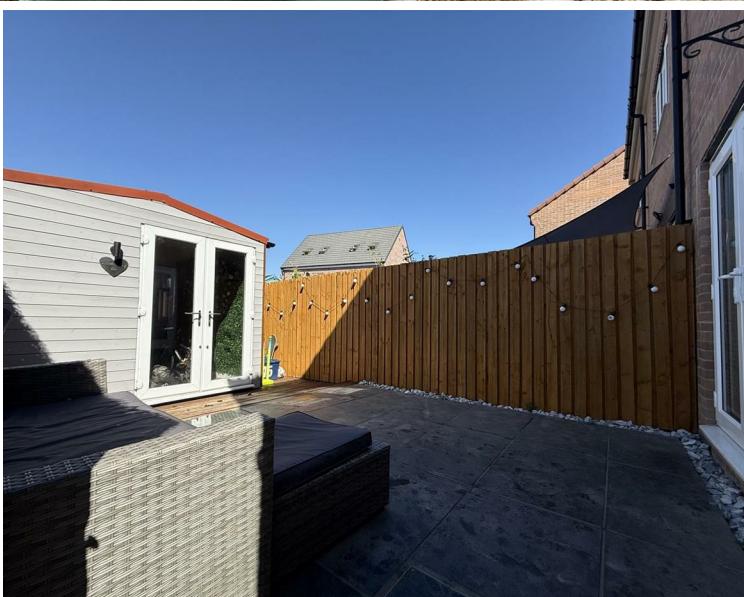
**COUNCIL TAX BAND** - C.

**POSTCODE** - YO61 3GU.

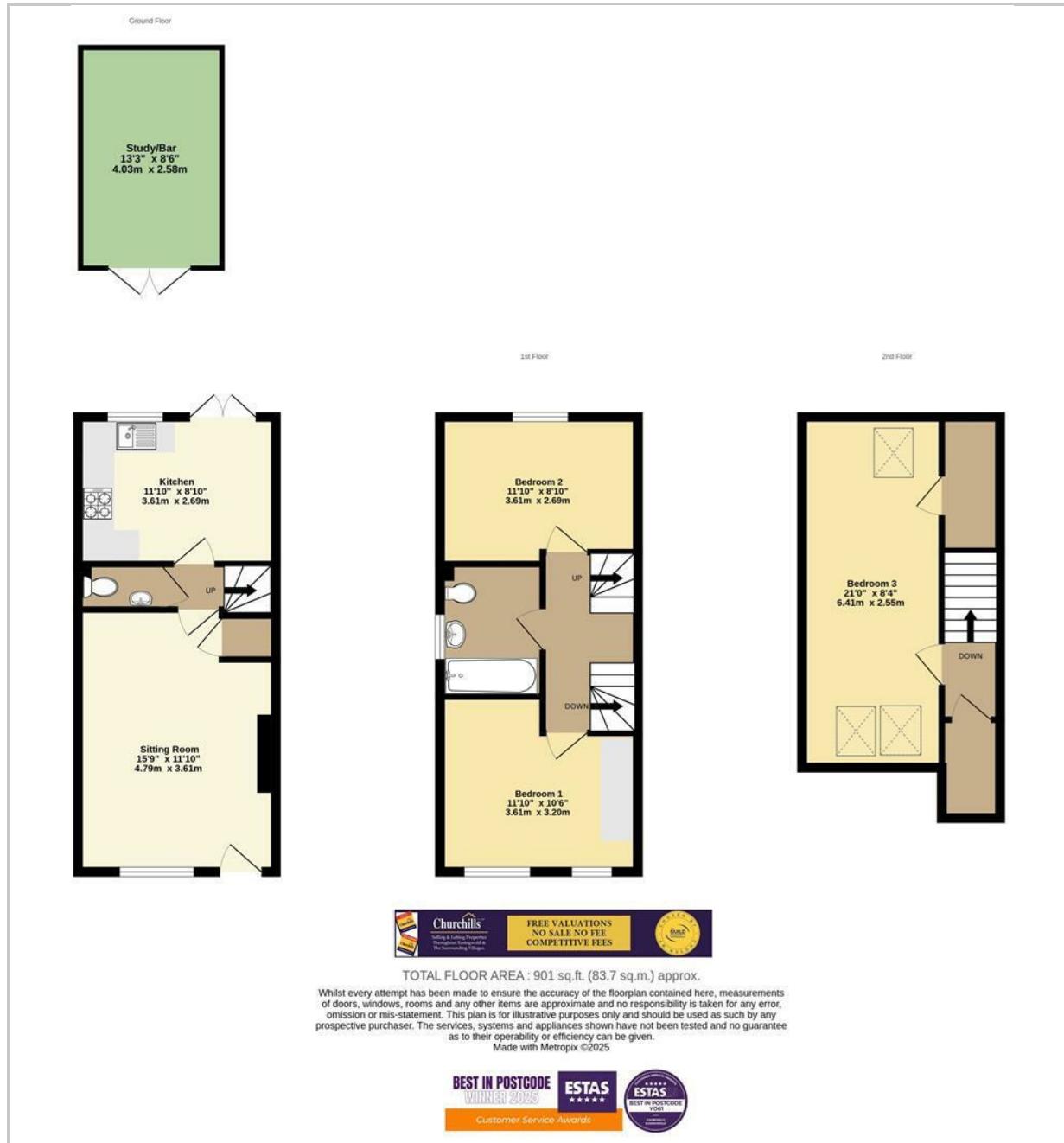
**SERVICES** - Mains water, electricity and drainage, with gas fired central heating.

**DIRECTIONS** - From our central Easingwold office, proceed along Chapel Street, turn right onto Crabmill Lane, continue on Crabmill Lane whilst turning left, No 45 can be found on the left hand side.

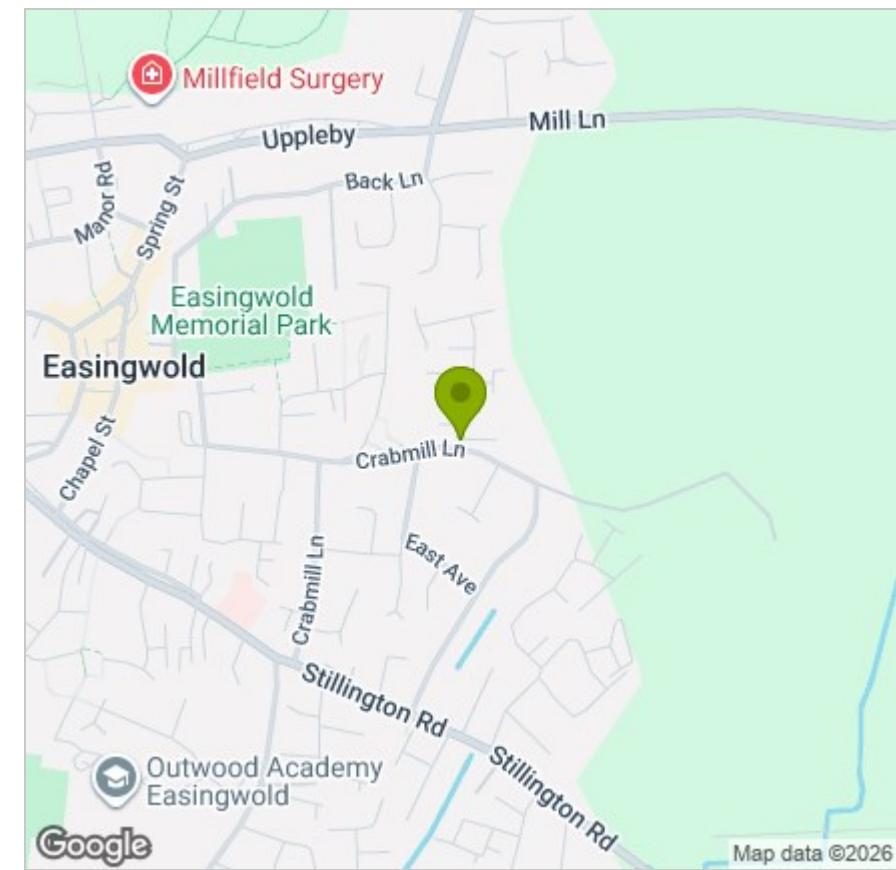
**VIEWING** - Strictly by appointment with the sole agents, Churchills Tel: 01347 822800 or email [easingwold@churchillsyork.com](mailto:easingwold@churchillsyork.com)



## FLOOR PLAN



## LOCATION



## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	96	
(81-91) B	84	
(69-80) C		
(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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