



9 Church Hill Easingwold

York, YO61 3AZ

Offers Over £349,995

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LOCATED JUST A SHORT WALK FROM THE LOCAL AMENITIES OF EASINGWOLD, THIS STYLISH AND ALMOST FULLY RENOVATED THREE DOUBLE BEDROOMED SEMI DETACHED FAMILY HOME OCCUPIES A PARTICULARLY GENEROUS CORNER PLOT WITH GARDENS TO THREE SIDES WITH OFF-STREET PARKING, OFFERING A RARE OPPORTUNITY TO EXTEND OR DEVELOP SUBJECT TO THE NECESSARY PLANNING PERMISSIONS.

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

With UPVC double glazing and gas fired central heating.

Out-built Porch, Reception Hall, Sitting Room, Fitted Kitchen/ Dining Room.

First Floor Landing, 3 Bedrooms, 4 Piece Bathroom/WC.

Attached Porch, Two Brick Stores, Off Road Parking and Garage Space. Front Garden, Good Sized Rear Garden.

Approached via a pathway to a panelled and glazed door opening to an out built RECEPTION PORCH with inner oak door and symmetrical glazed side slits, leading into;

RECEPTION HALL with light wood grain effect flooring and useful under the stairs storage. Stairs rise to the first floor.

The real hub of this family home is the recently fitted full width KITCHEN/DINING ROOM, with a stylish range of coloured base units complimented by stone effect work surfaces. Fitted electric hob with oven below and chimney style extractor above and tiled splashback. A UPVC double glazed window overlooks the attractive rear garden, with a stainless steel sink below and fitted slimline dishwasher to the side. There is space for a freestanding fridge/freezer in a recessed area to the side. A work surface extends to one side to form a breakfast bar to provide a generous seating area with modern spot lights above and benefits from power and USB sockets. French doors open to a patio and pleasant gardens beyond.

Part glazed oak doors lead into the SITTING ROOM with eye catching wood burning stove set on a stone hearth. UPVC double glazed window to the front behind plantation shutters.

Stairs rise to the FIRST FLOOR LANDING with loft hatch access. Doors lead off to;

The PRINCIPAL BEDROOM to the front with folding doors open into BEDROOM THREE, currently used as a dressing area or study, but could be reconfigured





back to a bedroom.

BEDROOM TWO is a double overlooking the rear garden.

The recently re fitted **FAMILY BATHROOM** is a standout, comprising a four piece suite including a freestanding bath, WC with concealed cistern, a modern vanity unit with waterfall mixer tap, and a walk-in thermostatic shower with rain head and handheld attachment. Finished with full tiling, two chrome towel radiators , and a frosted UPVC window. A cupboard above the WC houses the upgraded mains plumbed boiler.

OUTSIDE - approached via a gated pathway set flanked by a good size front garden which is mainly laid to lawn with an adjoining driveway through double wrought iron gates. The side garden offers bin storage and a further pathway to a an out built side porch entrance.

To the rear a good sized garden, enclosed by timber fencing and part brick wall, with a lawned area, fruit trees, and a patio. Two useful brick built outbuildings offer excellent storage .

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 3AZ

COUNCIL TAX BAND - C

TENURE - Freehold

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

DIRECTIONS - From our central Easingwold office, proceed north along Long Street and turn right at the mini roundabout onto Church Hill. Follow the road past the church and down the hill, whereupon No. 9 is positioned on the left hand side, identified by the Churchills 'For Sale' board.

VIEWING - Strictly by prior appointment with the selling agents, Churchills Email: easingwold@churchillsyork.com.

AGENTS NOTE - To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the sales transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our office for further details.



FLOOR PLAN



TOTAL FLOOR AREA: 962 sq.ft. (89.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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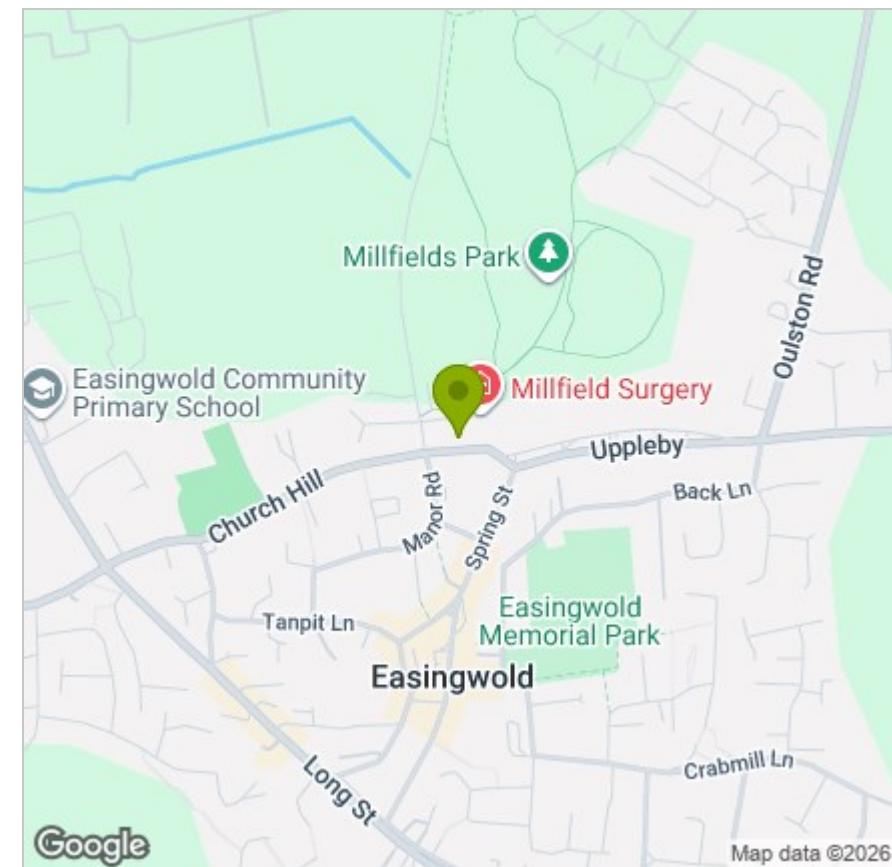


Churchills
Selling & Letting Properties
Throughout Easingwold &
The Surrounding Villages.

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COMPETITIVE FEES



LOCATION



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	72
(21-38)	F	66
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

EPC

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

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