



10 Partridge Road Easingwold

York, YO61 3SB

**£435,000**



FORMER SHOW HOME LAVISHED WITH A WEALTH OF EXTRAS WITH NO ONWARD CHAIN FORMING PART OF AN ATTRACTIVE RELATIVELY NEW BUILD WITHIN WALKING DISTANCE OF EASINGWOLD MARKET PLACE AMENITIES, A SURPRISINGLY SPACIOUS AND STYLISHLY APPOINTED 4 BEDROOMED DETACHED FAMILY HOME, ENJOYING A PLEASANT POSITION OVERLOOKING A GREEN.

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

With UPVC Double Glazing, Gas Central Heating, Balance of the Structural Warranty, Excellent Decorative Condition Throughout. No Onward Chain.

Reception Hall, Lounge, Fitted Kitchen with Dining Area, Utility Room, Cloakroom/ WC

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

Outside: Full Width Driveway, Integral Garage, Fully Enclosed Landscaped Rear Garden.

An internal viewing is highly recommended to fully appreciate this stunning former show home which has been thoughtfully enhanced and improved.

A part glazed composite entrance door opens into a welcoming RECEPTION HALL and inner door to the integral garage;

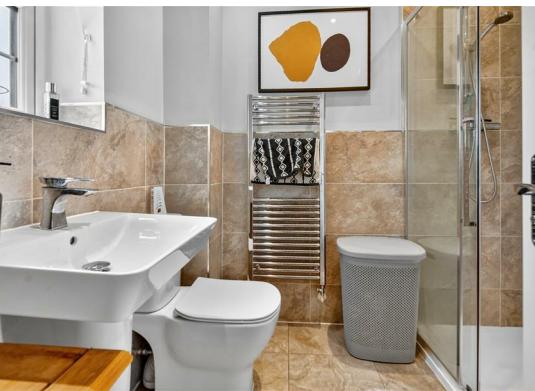
Inner door into the LOUNGE with pleasant aspect over the front garden and pleasant green beyond.

KITCHEN DINER extending to 20ft long in width with an extensive range of shaker style fittings comprising cupboard and drawer wall and floor fittings, complimented by granite effect work surfaces with matching upstands. Inset 1 ½ bowl stainless steel sink unit with side drainer and swan mixer tap, integrated dishwasher. A 4 ring gas hob, extractor over, double oven, adjoining refrigerator and freezer.

DINING AREA to the side with uPVC French doors leading out to the rear patio.

Inner door to the UTILITY ROOM - having matching cupboards and having space for an integrated washing machine, rear access door to the gardens.

CLOAKROOM/WC - Part tiled with glazed window.





GALLERIED FIRST FLOOR LANDING.

PRINCIPAL BEDROOM – with sliding built in wardrobes and LUXURY EN SUITE SHOWER ROOM/ WC

There are 2 FURTHER DOUBLE BEDROOMS and a 3 piece FAMILY BATHROOM with shower over the bath.

BEDROOM 2 benefits from fitted wardrobes and views over the rear garden.

OUTSIDE - At the front is a wide paved driveway providing plenty of off road parking and in turn leads to an INTEGRAL SINGLE GARAGE - (17'8 x 9') with up and over door to front. Inner door to the hall.

A path leads to a fully enclosed landscaped garden with paved patio, shaped law and maturing boarders.

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 - Y061 3SB.

TENURE - Freehold.

COUNCIL TAX BAND - E.

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

DIRECTIONS - From our central Easingwold office, proceed along Long Street and bear left onto Stillington Road. Continue along Stillington Road and turn left onto Partridge Road, take the first right and No10, is positioned on the left hand side, identified by the Churchills 'For Sale' board.

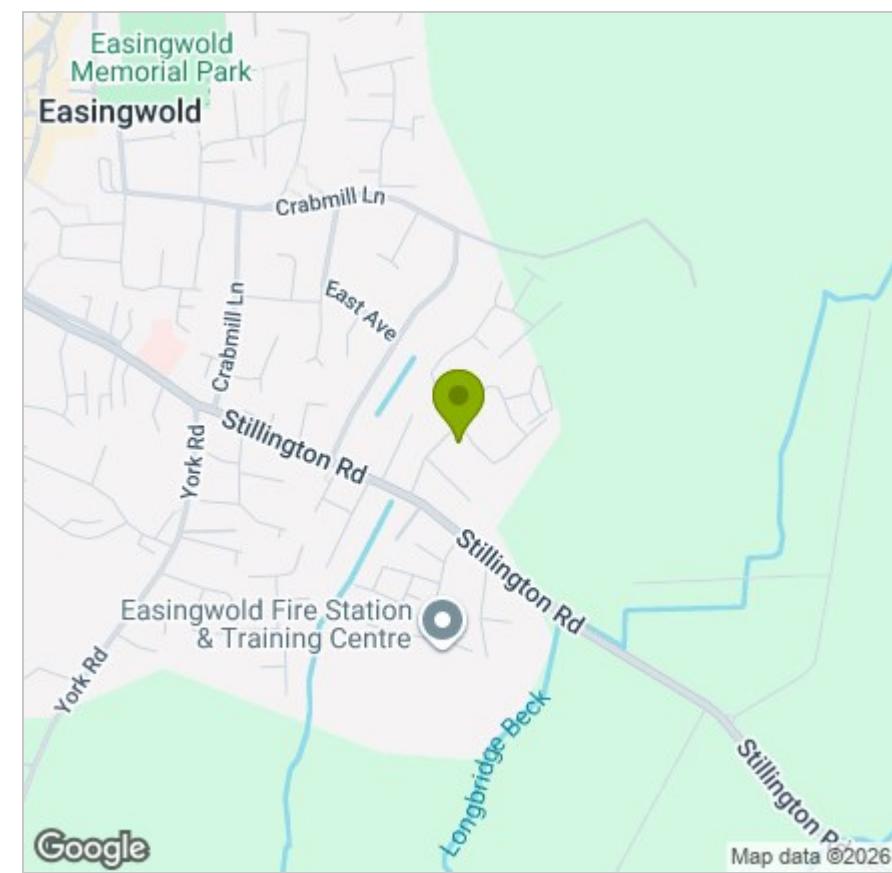
VIEWING - Strictly by prior appointment through the sole agents, Churchills Tel: 01347 822800 or email: [Easingwold@churchillsyork.com](mailto:Easingwold@churchillsyork.com).



## FLOOR PLAN



## LOCATION



## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	93	
(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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