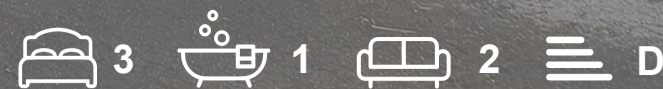




15 Hambleton Way Easingwold

York, YO61 3EE

£325,000



3 BEDROOMED FAMILY HOME WITH GARDEN, WORKSHOP AND GARAGE TUCKED AWAY WITHIN A DESIRABLE CUL-DE-SAC LOCATION, THIS WELL PROPORTIONED HOME OFFERS GENEROUS LIVING SPACE WITH THOUGHTFULLY LANDSCAPED GARDENS AND EXCELLENT SCOPE FOR FURTHER ENHANCEMENT BOTH INTERNALLY AND OR TO THE SIDE AND REAR SUBJECT TO PERMISSIONS

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

Entrance Hall, Through Sitting/ Dining Room, Kitchen, Breakfast Room, Garden Room

First Floor Landing, Three Bedrooms, Loft Room, Family Bathroom

Outside- Front Garden, Driveway, Single Garage, Generous Workshop. Rear Garden and Patio.

From a recessed porch, a part glazed entrance door opens into a welcoming RECEPTION HALL, where a staircase rises to the first floor. A useful boiler cupboard and an under the stairs storage cupboard provides practical storage.

SITTING/DINING ROOM extends the full depth of the property.

SITTING ROOM with feature electric fireplace, granite effect inset, hearth and timber surround provides a focal point to the living area, complemented by a front facing window overlooking the gardens and pleasant cul-de-sac.

To the rear, the DINING AREA enjoys views across the patio and rear garden, flanked by fitted cabinetry for additional storage.

KITCHEN is fitted with a range of wall and base units, including display cabinets complimented by speckled granite effect work surfaces. A stainless steel sink is positioned beneath a boxed window overlooking the rear garden. Fitted hob with double oven below and extractor above. There is space and plumbing for a dishwasher.

To the side, a step leads down leads to a flexible BREAKFAST AREA/STUDY, from which an internal door connects to the garage, whilst to the other side an adjoining glazed door opens into;

A delightful GARDEN ROOM, built on a brick base and with windows to three sides, together with French doors opening directly onto the patio terrace.

Stairs rise to the FIRST FLOOR LANDING past a side window. Loft hatch access is provided via a drop down ladder and hatch to a fully boarded LOFT ROOM (18' 4 x 11'7) with side window, offering excellent storage





and potential for conversion (subject to the necessary consents).

The PRINCIPAL BEDROOM overlooks the front garden and features fitted wardrobes as well as a useful airing cupboard housing the hot water cylinder with shelving above.

A SECOND DOUBLE BEDROOM enjoys a rear aspect with fitted wardrobes.

BEDROOM THREE provides an ideal children's room or study.

FAMILY BATHROOM is appointed with a P-shaped bath and shower over, pedestal wash hand basin and low suite WC. It is tiled throughout and includes a built-in cupboard above the stairs for additional storage.

OUTSIDE - The property is approached via a private driveway providing off street parking and access to the GARAGE (16'1 x 9') with power and light. There is also a generous adjoining WORKSHOP (24'11 x 11.6) also with power and light. The front garden is attractively landscaped with low maintenance wood chippings, mature planters and shrubs. A side pathway leads round to the rear garden.

The rear garden is south westerly facing, a broad paved patio adjoins the house, perfect for outdoor entertaining, with a further low maintenance adjoining garden.

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 3EE

COUNCIL TAX BAND - C

TENURE - Freehold

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

DIRECTIONS - From our central Easingwold office, turn left onto Long Street and continue onto York Road. Turn right onto Hambleton Way, take the second right-hand turning into the cul de sac whereupon No. 15 is positioned on the left-hand side and can be identified by the Churchills 'For Sale' board.

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



FLOOR PLAN

