



10 Wagtail Close  
Easingwold, YO61 3RL  
**£325,000**

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A MODERN THREE BEDROOMED SEMI DETACHED TOWNHOUSE, NEATLY TUCKED AWAY ON THE NEWLY BUILT TILIA HOMES DEVELOPMENT WITHIN WALKING DISTANCE TO EASINGWOLD AND FURTHER AFIELD VIA THE A19. OFFERING WELL BALANCED AND THOUGHTFULLY DESIGNED ACCOMMODATION THROUGHOUT THIS STYLISH RELATIVELY NEW BUILD HOME PROVIDES VERSATILE LIVING AND ATTRACTIVE OUTDOOR SPACE.

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

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

First Floor Landing, Principal Bedroom with En Suite Shower Room, 2 Further Bedrooms, Family Bathroom.

Front Garden, Driveway, Fully Enclosed Lawned Rear Garden.

THIS ATTRACTIVE THREE-BEDROOM HOME IS WELL POSITIONED IN A POPULAR RESIDENTIAL AREA OF EASINGWOLD, WITHIN EASY WALKING DISTANCE OF THE TOWN CENTRE, SCHOOLS, SHOPS, AND LEISURE FACILITIES.

The front composite entrance door opens into a welcoming RECEPTION HALL, with a staircase rising to the first floor. An understairs cupboard provides useful storage.

The CLOAKROOM/WC is conveniently located just off the hallway, fitted with a white suite comprising a low-level WC and a wall-mounted wash basin with tiled splashback.

To the rear of the property, the SITTING ROOM extends the full width of the home and enjoys French doors opening directly onto the rear patio and garden beyond.

The KITCHEN/DINING ROOM is fitted with a modern range of wall and base units complemented by work surfaces with matching upstands. Integrated appliances include a four-ring gas hob with glass splashback, single oven, and concealed extractor fan above, as well as a washing machine, dishwasher and fridge/freezer. A large double-glazed window overlooks the frontage. The DINING AREA sits neatly to one side.







Stairs rise to the FIRST FLOOR LANDING, with doors leading off to:

**BEDROOM ONE** at the rear of the property, featuring fitted wardrobes and a storage cupboard. It benefits from an EN SUITE SHOWER ROOM, with a wide tiled shower enclosure and mains-plumbed shower, pedestal wash basin, and low-level WC.

**BEDROOM TWO**, a double room to the front.

**BEDROOM THREE**, a versatile room ideal as a child's bedroom, study, or guest space, with a further built-in storage cupboard over the stairs.

The **FAMILY BATHROOM** is well appointed with a shower over the bath and tiled surround, pedestal wash basin, chrome towel rail, and low-level WC.

**OUTSIDE**, the property enjoys a low-maintenance front garden and a tarmac driveway providing off-street parking for two vehicles. A gated path to the side leads to the fully enclosed south facing rear garden, which is mainly laid to lawn and features an extended paved patio seating area and garden shed.

**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 Northallerton, Thirsk, Harrogate, Leeds, and York. The town is also bypassed by the A19 for travel further afield.

**POSTCODE** – YO61 3RL.

**COUNCIL TAX BAND** – D.

**TENURE** – Freehold.

**SERVICES** – Mains water, electricity, drainage, 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, and continue for a third of a mile until you reach Partridge Road on your left. Turn left onto Goldfinch Way and follow the road until you reach the cul-de-sac named Wagtail Close. No. 10 can be seen on the right.

**VIEWING** – Strictly by appointment with the sole selling agents, Churchill of Easingwold.

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FLOOR PLAN

