

RECENTLY REFURBISHED WITH NO
ONWARD CHAIN AND JUST A SHORT
STROLL FROM EASINGWOLD'S CENTRAL
MARKET PLACE, THIS BEAUTIFULLY
PRESENTED TWO BEDROOM SEMI
DETACHED COTTAGE POSITIONED IN THE
SHADOW OF THE MARKETPLACE WITH
DELIGHTFUL SOUTH WEST FACING LOW
MAINTENANCE REAR GARDEN WITH
ALLOCATED PARKING SPACE AND
DRIVEWAY

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

With Double Glazing and Gas Fired Central Heating.

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

First Floor Landing, Two Double Bedrooms, and House Bathroom.

Driveway . Off street Allocated Parking, Enclosed South/West Facing Rear Garden.

From a six panel timber entrance door with glazed over light opens into a welcoming RECEPTION LOBBY.

CLOAKROOM/WC with wash hand basin and low suite WC.

KITCHEN BREAKFAST ROOM enjoys a thoughtfully designed layout, fitted with an attractive range of Shaker style wall and base units complemented by roll top work surfaces and tiled mid range. Fitted appliances including a gas hob with concealed extractor above and built in oven below, and integrated fridge and freezer. Stainless steel sink with side drainer below a sliding sash window provides glimpses of Easingwold Cricket field. A door leads to:

The full width SITTING/ DINING ROOM with a feature gas living flame effect fireplace with a marble effect surround and hearth by a timber surround provides. Timber French doors open onto a paved patio and the rear garden. Useful under the stairs cupboard.

















Stairs rise to the FIRST FLOOR LANDING with loft hatch access which is fully boarded and benefits from mains lighting. Doors leading off to;

The PRINCIPAL BEDROOM generous in size with bespoke fitted wardrobes which are shelved and railed. Sliding sash windows overlooks the attractive courtyard garden.

SECOND BEDROOM also benefits from a sliding sash windows and slight views towards the cricket field.

HOUSE BATHROOM with fully tiled walls, a panel bath with mains plumbed shower over and side screen. Wash hand basin on a pedestal, low suite WC, radiator and frosted sash window.

OUTSIDE, a tarmac driveway from Back Lane leads to an allocated parking space, while the enclosed rear garden has been designed for ease of maintenance with gravel and paving.

POSTCODE YO61 3BP.

COUNCIL TAX BAND - C

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

DIRECTIONS From our central Easingwold office, proceed along Chapel Street and turn right onto Crabmill Lane. Turn left onto Back Lane, proceed for some distance, whereupon No.2 Crescent Close is positioned on the left hand side.

VIEWING - Strictly by prior appointment through the selling agents, Churchills.

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.

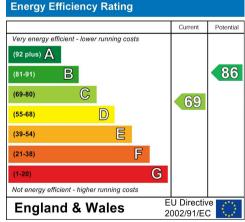
FLOOR PLAN

Ground Floor 334 sq.ft. (31.0 sq.m.) approx. 1st Floor 339 sq.ft. (31.5 sq.m.) approx. Sitting/Dining Room 15'5" x 12'3" 4.70m x 3.74m Bedroom 1 12'4" x 11'9" 3.76m x 3.58m Churchills FREE VALUATIONS GUILD NO SALE NO FEE ling & Letting Properties roughout Easingwold & COMPETITIVE FEES TOTAL FLOOR AREA: 673 sq.ft. (62.5 sq.m.) approx. The first become made be ensure the accuracy of the floorights contained here, measurements, command and other stems are approximate and no responsibility is black for any error, command and many other stems are approximate and no responsibility is black for any error, successful and should be used as such by any east. The accuracy of the flooright is such as a such asuch as a such a ESTAS25 BY REGION **BEST LOCAL ESTATE AGENCY** YORKSHIRE CHURCHILLS **GROUP**

LOCATION



EPC



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