


# 9 Knott Lane Easingwold

York, YO61 3LX

**£345,000**

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SUBSTANTIAL 5 BEDROOMED DOUBLE FRONTED DETACHED FAMILY HOME OFFERING VERSATILE ACCOMMODATION, ENJOYING A WELL REGARDED AND ACCESSIBLE POSITION WITHIN EASINGWOLD, ADAPTED TO SUIT A VARIETY OF LIFESTYLES. EXTENDED TO BOTH THE SIDE AND REAR, INCLUDING A GROUND FLOOR BEDROOM WITH ADJOINING WET ROOM AND A GARDEN ROOM OVERLOOKING THE REAR GARDEN. HOMES OFFERING SUCH FLEXIBILITY AND PRACTICALITY IN THIS ESTABLISHED RESIDENTIAL SETTING ARE RARELY SEEN TO MARKET

Mileages - York approx. 13 miles | Thirsk approx. 10 miles | A19 approx. 1 mile (All distances approximate)

Reception Lobby, Sitting Room, Kitchen/ Dining Room, Garden Room, Ground Floor Bedroom, Wet Room

Four First Floor Bedrooms, Family Bathroom

Front Garden, Rear Garden, Driveway Parking and Single Garage

A central composite ENTRANCE DOOR with spy hole opens into a RECEPTION LOBBY, with a straight staircase rising to the first floor.

A six panel door opens into the SITTING ROOM, extending to over 21 feet in length and enjoying a bay window overlooking the front gardens. A decorative electric fireplace with timber surround creates an attractive focal point.

From the sitting room a further door leads through to the KITCHEN/ DINING ROOM, fitted with a range of wall and base units incorporating granite effect work surfaces and tiled midrange. There is a gas hob with extractor canopy above, integrated oven, space and plumbing for a washing machine, space for a dishwasher and further room for freestanding appliances and dining area to the side. A glazed stable door continues through to:

A GARDEN ROOM, built upon a brick base with glazing to the side and rear elevations, creating a bright additional reception area overlooking the gardens. A personal door opens directly onto the rear patio and garden beyond.

Returning to the reception hall, a door leads to the GROUND FLOOR BEDROOM, a versatile room currently utilised as accessible accommodation overlooking the front garden. This room is served by an adjoining:
WET ROOM, thoughtfully designed with a generous walk in shower, wash hand basin, low suite WC and fitted storage. Electrically operated frosted rooflights.

From the reception lobby, a staircase rises to the FIRST FLOOR LANDING with loft access and doors leading to:

TWO DOUBLE BEDROOMS positioned to the front elevation, both benefiting from recessed wardrobe areas and pleasant front outlooks.

There are TWO FURTHER BEDROOMS overlooking the rear garden, providing flexible accommodation for family members, guests or home working.

The accommodation is completed by the FAMILY BATHROOM, fitted with a white suite comprising panelled bath with shower over and glazed screen, pedestal wash hand basin, low suite WC and radiator, tiled throughut.

Outside, the property is approached through a timber pedestrian gate with enclosed front gardens bounded by fencing and attractively planted with a variety of maturing shrubs, trees and seasonal planting. A pathway leads



















directly to the front entrance.

The rear garden has been designed with ease of maintenance in mind and enjoys a high degree of privacy. Enclosed by a combination of walling and fencing, a slightly elevated brick set terrace provides an ideal space for outdoor seating and entertaining, whilst surrounding paved areas and established borders create an attractive and manageable setting. A gated side access completes the outside space and also provides bin storage.

To the very rear, there is driveway parking and access to a SINGLE GARAGE (18ft x 13ft) via a metal up and over door. The garage benefits from power, lighting, water supply, plumbing for laundry appliances and a personal side access door.

LOCATION - Easingwold is a highly regarded Georgian market town situated approximately 13 miles north of York and offers an excellent range of shops, cafes, public houses and everyday amenities. The town is particularly popular with families and professionals thanks to its strong sense of community, well regarded schools and convenient access to York, Thirsk and the wider road network.

POSTCODE: YO61 3LX
COUNCIL TAX BAND: D
TENURE: Freehold
SERVICES: Mains Electricity, Water and Drainage. Gas Fired Central Heating.

DIRECTIONS - From our central Easingwold office, turn right onto Long Street, and at the mini roundabout turn left onto Raskelf Road and then first left onto Knott Lane proceed for a short distance whereupon No.9 is positioned on the lefthand side identified by the Churchills For Sale' board.

VIEWING - Strictly by appointment through Churchills. Tel: 01347 822 800 Email: easingwold@churchillsyork.com

Agent's Note - To comply with current Anti Money Laundering regulations, all purchasers are required to undergo identity verification checks. A fee will apply; please contact our office for further information.

## FLOOR PLAN




TOTAL FLOOR AREA : 1520 sq.ft. (141.2 sq.m.) approx.

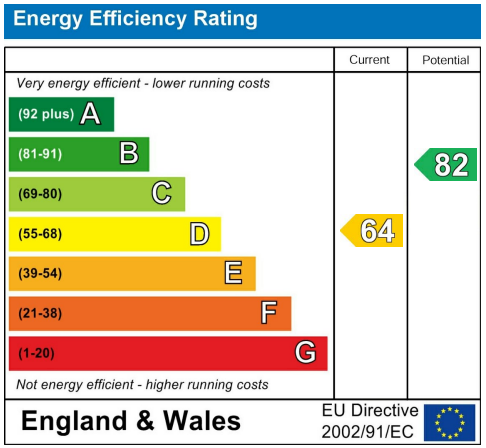
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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ASSOCIATE

## LOCATION




## EPC




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