

Churchills
YORK'S INDEPENDENT LOCAL ESTATE AGENT

Forecourt Cottage Thirsk Road Easingwold

York, YO61 3HN

£315,000

3 2 1

SET WITHIN A COLLECTION OF JUST FOUR OTHER INDIVIDUALLY DESIGNED NEW BUILD HOMES, THIS BEAUTIFULLY FINISHED PROPERTY OFFERS STYLISH, ENERGY EFFICIENT LIVING WITH HIGH QUALITY APPOINTMENTS AND A VERSATILE LAYOUT ACROSS TWO FLOORS. ENJOY THE CONVENIENCE OF OFF STREET PARKING AND PRIVATE LANDSCAPED REAR GARDENS

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

With UPVC Double Glazing, Air Source Heat Pump, Builders Structural Warranty.

Reception Hall, Cloakroom/WC, Sitting Room, Open Plan Fitted Kitchen with Dining Area.

First-Floor Landing, Principal Bedroom with En Suite Shower Room/WC, 2 Further Bedrooms, House Bathroom/WC.

Outside: Driveway with Off Street Parking, Front Garden, Fully Enclosed Rear Garden, Tandem Driveway and EV Charger

A composite panelled entrance door with glazed overlight opens to a WELCOMING ENTRANCE LOBBY, which flows into an impressive OPEN PLAN KITCHEN/DINER. To the front overlooks the forecourt via a UPVC double glazed window, the kitchen is fitted with a stylish range of oak effect units with coloured fronts, complemented by quality quartz tops and integrated appliances including a double oven, electric hob with extractor over and integrated washing machine.

A useful under stairs cupboard houses the unvented hot water cylinder.

Separate CLOAKROOM/WC comprises a wash hand basin and low suite WC beneath a frosted rear window.

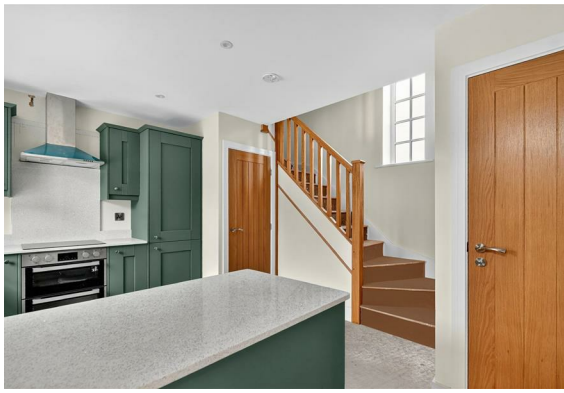
A door with chrome handle leads through to the dual-aspect SITTING ROOM, which enjoys a front facing window and to the rear French doors opening onto a stone patio, creating a seamless flow to the garden.

A turned staircase with timber handrail rises to the FIRST-FLOOR GALLERIED LANDING, with a uPVC window.

The PRINCIPAL BEDROOM enjoys a dual aspect with views to the front and rear, and space for either bespoke or freestanding wardrobes. To one side a stylish ENSUITE SHOWER ROOM features a walk-in mains plumbed shower with rainfall head and personal hose, vanity basin set within a gloss fronted unit, low suite WC, vertical towel radiator, and modern tiled flooring.



















A second GENEROUS DOUBLE BEDROOM lends itself as a guest room or could be used as a first floor lounge benefits from windows to both the front and rear.

The THIRD BEDROOM to the front could be used as a nursery, dressing room or home office.

FAMILY BATHROOM is well-appointed with a white panelled bath with thermostatic mains controlled shower over with rain head and personal attachment, a vanity unit with gloss fronted storage, low suite WC, vertical towel radiator, part tiling to the walls, and a frosted UPVC window.

OUTSIDE, the property is approached via a stone pathway set behind a brick dwarf wall with decorative pillars and mature planting, leading to the front entrance.

To the rear, a landscaped garden features a shaped lawn, fenced boundaries, and gated access to the rear courtyard, where there are pparking spaces and an EV charger.

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 3HN
TENURE - Freehold
COUNCIL TAX BAND - TBC
SERVICES - Mains water, electricity and drainage, with air source heat pump..

DIRECTIONS - From our central Easingwold office in Chapel Street, proceed north along Long Street past the Primary School, for a short distance where upon the property can be found the right hand side. identified by the Churchills For Sale board.

VIEWING - Strictly by appointment with the sole selling agents, Churchill of Easingwold. Tel: 01347 822800 Email: easingwold@churchillsyork.com.

AGENTS NOTES: - 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

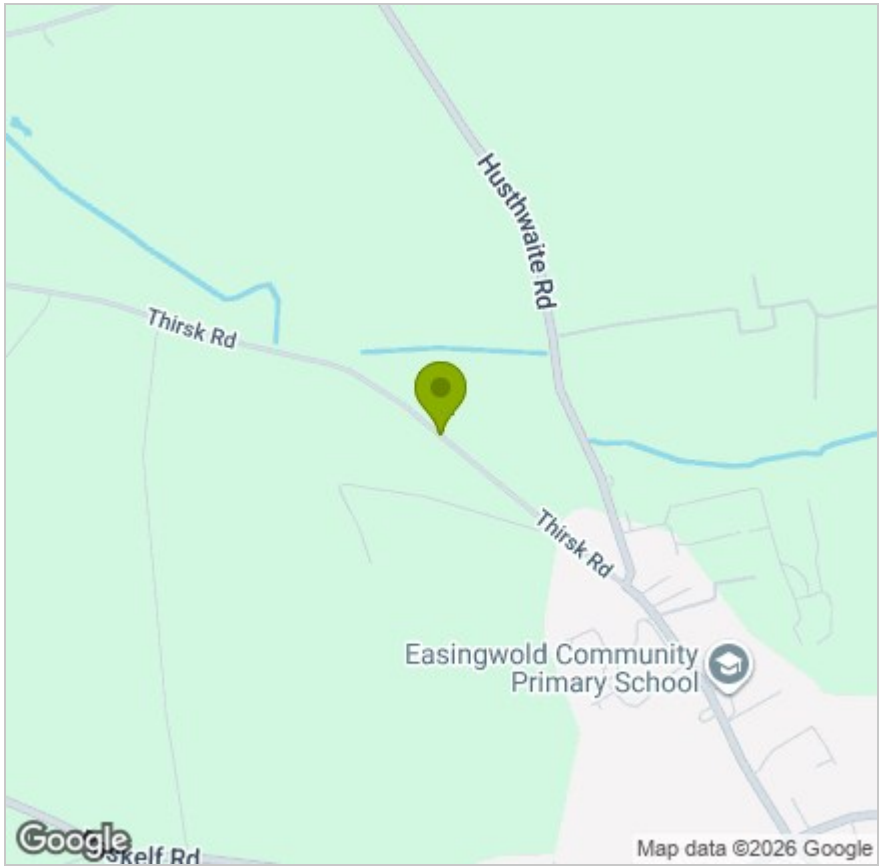


TOTAL FLOOR AREA : 906 sq.ft. (84.2 sq.m.) approx.

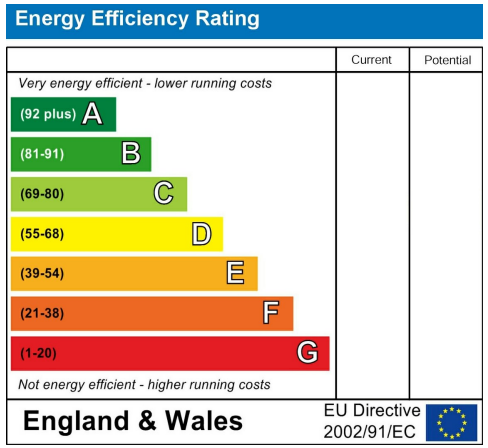
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



EPC



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