



45 Kellbalk Lane, Easingwold, York

£220,000

45 Kellbalk Lane offers an inviting **end-of-terrace home** in great condition, with **parking** and a practical layout that suits both first-time buyers and growing families. Light, well-kept interiors and a convenient Easingwold location make it an easy, ready-to-move-into choice with strong everyday appeal.

3 x Bed

1 x Bathroom

2 x Reception

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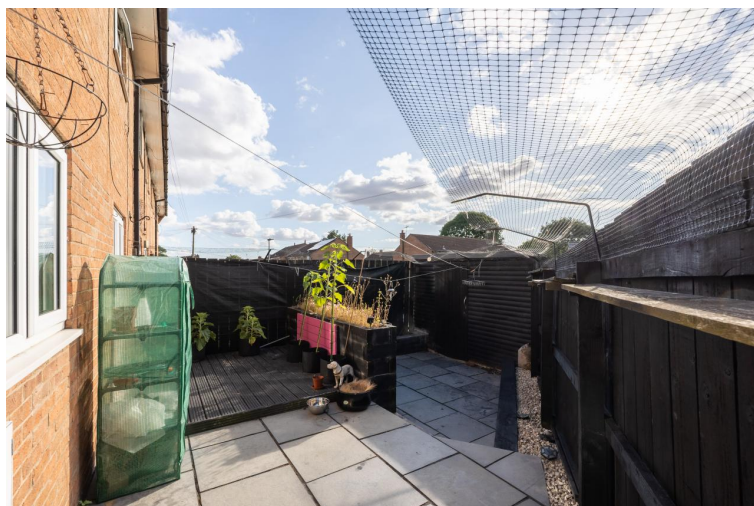




- End Terrace
- Three bedrooms
- Two reception rooms

- Well presented
- Gardens to side and rear
- Half a mile from amenities





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45 Kellbalk Lane, Easingwold is a well-kept **end-of-terrace home** offering smart, practical living in a popular residential setting. Presented in **good condition throughout**, it provides an easy, low-maintenance option for a **starter home** or a comfortable base for a **young family**, with the added benefit of parking.

Accommodation & Features

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- Light, neatly presented interiors with a straightforward, family-friendly layout
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- A welcoming living space leading through to a fitted kitchen/dining area
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- Well-proportioned bedrooms offering flexibility for children, guests or home working
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- Modern bathroom and additional storage
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- End-terrace position providing extra privacy and a pleasant outlook

Location:

Set within the thriving **market town of Easingwold**, the property enjoys a blend of convenience and community appeal. The town offers:

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- A traditional market square with independent shops, cafes and everyday amenities
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- Highly regarded local schools and leisure facilities
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Attractive green spaces and countryside walks on the doorstep

Commutability

Easingwold is exceptionally well placed for regional travel, with quick access to:

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- York** (approx. 25 minutes)
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A19 and **A1(M)** for wider North Yorkshire and national routes

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- Nearby business centres including Thirsk, Boroughbridge and Harrogate

This combination of condition, layout, parking and location makes **45 Kellbalk Lane** a strong, ready-to-move-into choice for buyers seeking value, practicality and the lifestyle benefits of a well-connected market town.

Lounge

Double glazed front door leads into the living area with a gas fire with marble effect surround, communication points, tiled floor and a window to the front elevation

Dining room

The room has space for a table and four chairs (comfortably), wall mounted television point, tiled flooring, stairs to the first floor and French windows opening to the rear patio.

Kitchen

Modern stylish range of wall and base units, with matching work tops. Integral electric hob and oven with extractor fan and hood, dishwasher. Space for fridge/freezer, plumbing for a washing machine, composite sink with drainer and instant hot tap, cupboard under the stairs, door to side elevation and window overlooking the rear garden.

First floor

Landing area is large with an airing cupboard and doors leading to

Bedroom one

Double bedroom is positioned to the front of the property with wall mounted television point, laminate flooring and a window overlooking trees.

Bedroom two

Double bedroom is positioned to the rear of the property with views over the rear garden.

Bedroom three

Good size single bedroom is positioned to the front of the property with a window overlooking trees.

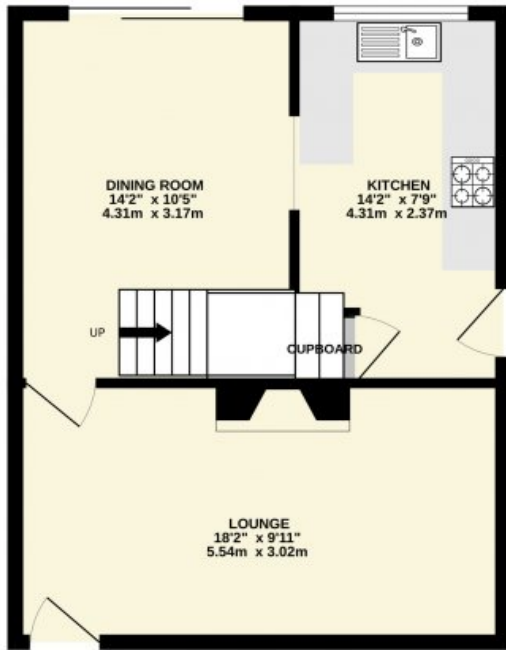
Bathroom

Modern white three piece suite comprise walk in shower, low level W/C, wash hand basin, chrome heated towel rail, lino flooring and a window to the rear elevation.

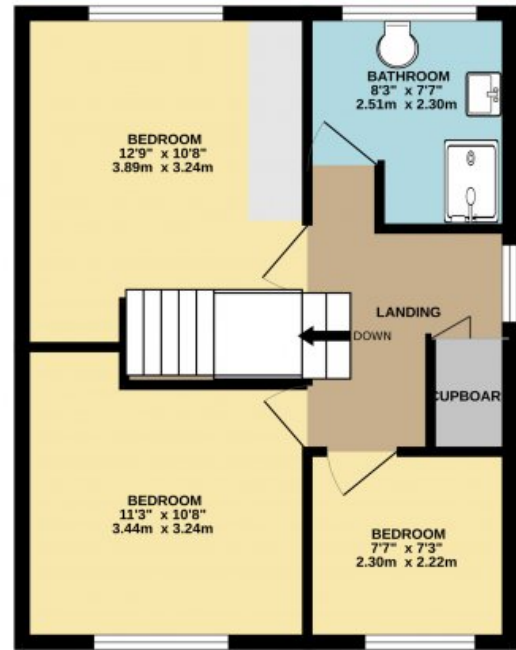
Outside

There are gardens to three sides all easy maintenance, with a combination of paved patio areas, astro-turf, and gravel to the front. There is also a wooden shed you can access from both sides and an allocated parking space.

GROUND FLOOR
429 sq.ft. (39.8 sq.m.) approx.



1ST FLOOR
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA : 866 sq.ft. (80.5 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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