

Churchills
YORK'S INDEPENDENT LOCAL ESTATE AGENT

72 Partridge Road Easingwold

York, YO61 3SB

Offers Over £400,000

4 2 2 B

WITH NO ONWARD CHAIN - A CONTEMPORARY 1,400 SQ FT RELATIVELY NEW BUILD DETACHED FOUR BEDROOM FAMILY HOME WITHIN EASY WALKING DISTANCE OF EASINGWOLD MARKET PLACE, OFFERING GENEROUSLY PROPORTIONED, BEAUTIFULLY APPOINTED AND IMMACULATELY PRESENTED ACCOMMODATION

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

An attractive modern home benefiting from UPVC double glazing, gas central heating, excellent decorative order throughout and the balance of a structural warranty.

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

First Floor Landing, Principal Bedroom with Fitted Wardrobes and En Suite Shower Room, Three Further Bedrooms, Family Bathroom.

Outside: Full Width Driveway, Integral Garage, Enclosed Child and Pet Friendly Rear Garden.

A canopy porch shelters a composite part glazed entrance door, opening into the RECEPTION HALL, a welcoming space with staircase rising to the first floor.

A panelled door leads into the SITTING ROOM, a well proportioned and light filled room with a pleasant outlook over the front garden, ideal for everyday living.

KITCHEN/ DINER, extends to over 20 ft and forms a superb open plan living space. The kitchen is fitted with a contemporary range of light grey cabinetry, straight edge marble effect work surfaces and matching upstands. A stainless steel sink sits beneath a rear facing window with views across the garden. Integrated appliances include a fridge/freezer, double oven and full size dishwasher. The dining area to the side enjoys French doors opening directly onto the rear terrace. A useful understairs cupboard provides discreet storage. A door leads to:

A UTILITY ROOM, fitted in the same style as the kitchen, with work surface, upstands, space for a dryer and an integrated washing machine. A wall cupboard houses the gas fired boiler. A composite part glazed door opens to the rear garden. A further door leads to:

CLOAKROOM/WC, with side window, low suite WC and wall mounted wash hand basin with tiled splashback.

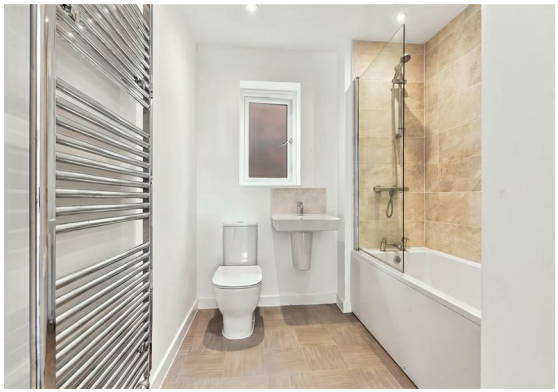
From the Reception Hall, an internal door gives access to the INTEGRAL GARAGE (18'4" x 9'2"), with up and over door, power and light.

Stairs rise to the FIRST FLOOR LANDING, with UPVC



















window to the side, loft access and a shelved airing cupboard.

The PRINCIPAL BEDROOM is a good size double room with bespoke fitted wardrobes and a front aspect. A door leads to the;

EN-SUITE SHOWER ROOM, appointed with a thermostatically controlled shower with rain head and hand attachment, wall hung wash hand basin, low suite WC, tiled splashback, chrome towel radiator and shaving point.

There are THREE FURTHER BEDROOMS, two enjoying elevated views over the rear garden and a fourth to the front, all well proportioned and versatile.

The FAMILY BATHROOM includes a panelled bath with tiled surround, thermostatic shower and adjoining screen, wall hung wash hand basin, low suite WC, frosted window and chrome towel radiator.

OUTSIDE, the property is approached via a double width tarmac driveway leading to the integral garage. The front garden is laid to lawn behind a maturing laurel hedge softening the street scene. A timber gate to one side leads to a pathway and rear terrace; the opposite side offers useful hard standing storage. The rear garden is fully enclosed by timber fencing and includes an elevated stone patio, ideal for outdoor dining and evening sun.

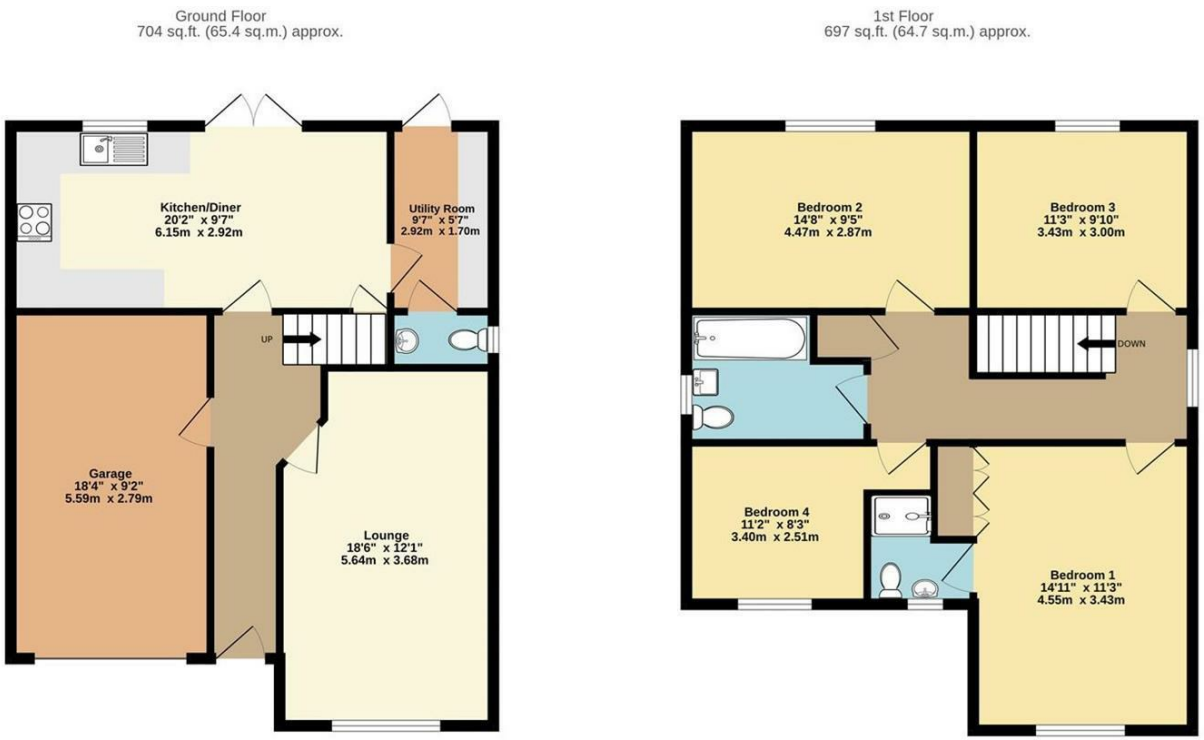
Location: Easingwold is a thriving Georgian market town with an excellent range of shops, schools and amenities, and convenient access to York, Thirsk, Northallerton, Harrogate and Leeds. The A19 bypass provides swift travel further afield.

POSTCODE: YO61 3SB
TENURE: Freehold
COUNCIL TAX: Band E
SERVICES: Mains water, electricity and drainage. Gas fired central heating.

DIRECTIONS: From our central Easingwold office, proceed along Long Street and bear left onto Stillington Road. Continue and turn left onto Partridge Road, following the road as it bends right and then left. No. 72 will be found on the right hand side, identified by the Churchills ‘For Sale’ board.

AGENT'S 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



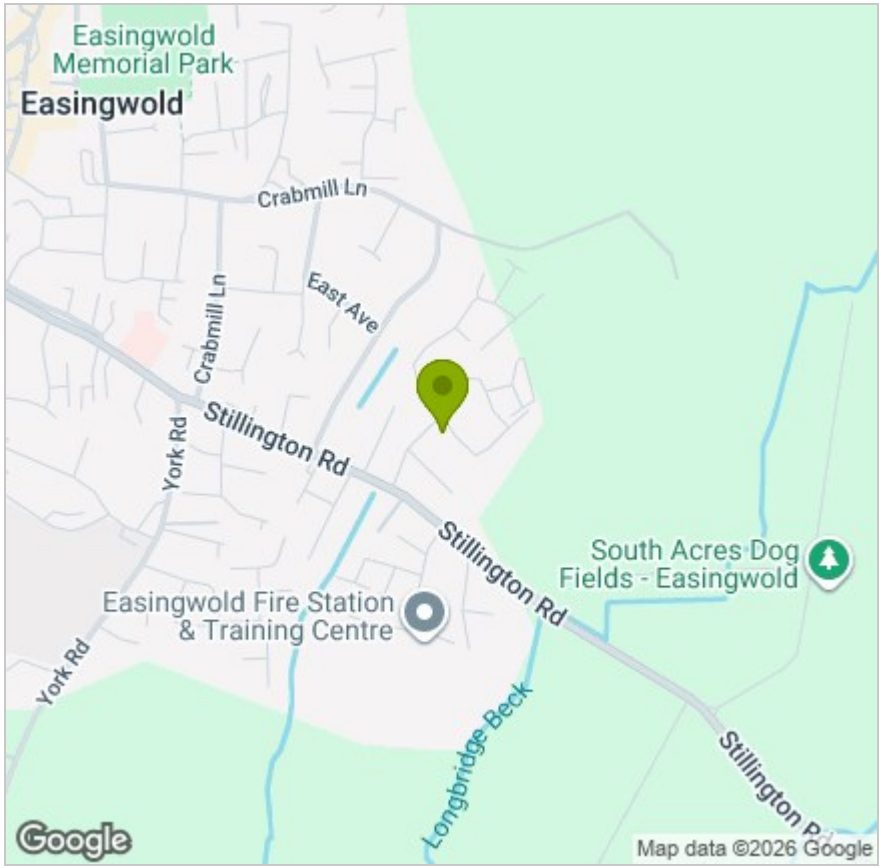
TOTAL FLOOR AREA : 1401 sq.ft. (130.2 sq.m.) approx.

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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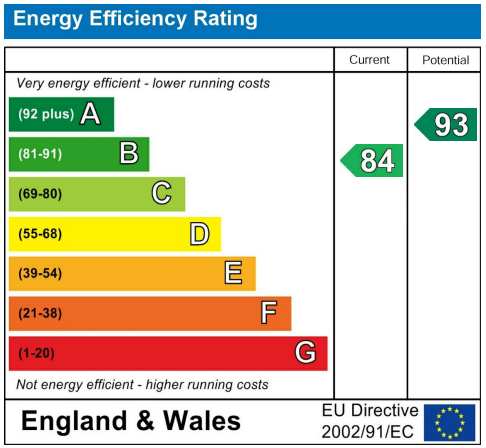


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LOCATION



EPC



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