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Tower Croft

Easingwold, York, YO61 3RP

Asking Price £495,000



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STYLE - Impressive Detached Home

HIGHLIGHTS - Private Setting on Claypenny!! Three Bedroomed Home, Updated by the Currents Owners. SOUTHFACING Garden, Single Garage.

THREE WORDS - LOCATION. LOCATION. LOCATION!

DETACHED HOME ON CLAYPENNY

An exciting opportunity to purchase this impressive three-bedroom detached home, occupying a pleasant cul-de-sac position on the highly sought-after Claypenny development.

Built in 1998 by the highly regarded Hogg the Builder, the property showcases many of the company's trademark features, including exposed ceiling beams and a characterful inglenook fireplace, creating a home full of warmth and charm.

The current owners have lovingly enhanced the property during their ownership. The dining kitchen, utility room and garden room have all been refurbished with stylish porcelain tiled flooring, whilst the kitchen now boasts elegant granite worktops, a new double oven and integrated appliances. The house bathroom has also been beautifully refitted to create a contemporary shower room.

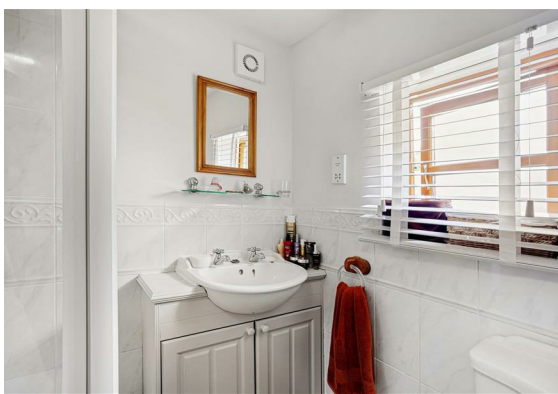
STEP INSIDE

Step inside into a welcoming entrance hallway.

The sitting room is a wonderfully cosy retreat, featuring exposed ceiling beams and an impressive inglenook fireplace with a newly fitted gas fire as its focal point. There is ample space for comfortable seating, making it the perfect room to relax and unwind.

Double doors open into the spacious open-plan dining kitchen and adjoining garden room. The kitchen has been thoughtfully updated and is fitted with attractive granite worktops, a double oven, gas hob and integrated dishwasher. There is plenty of space for a family dining table, whilst the garden room provides an effortless connection to the rear garden, creating a sociable space ideal for entertaining family and friends or simply enjoying a quiet G&T overlooking the garden.

A useful utility room lies just off the kitchen, together with a cloakroom/WC. A personal door leads into the integral single garage, which also provides convenient access to the rear garden.



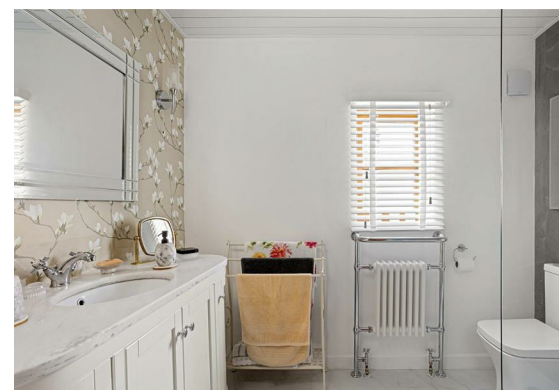


BEDROOMS

Take the stairs to the first floor.

The principal bedroom is a generous double, complete with newly fitted wardrobes and an en-suite bathroom. There are two further bedrooms, the second being another comfortable double with fitted wardrobes, whilst the third is currently utilised as a home office but would equally make an excellent bedroom or nursery.

The house bathroom has been stylishly refitted to provide a contemporary shower room, complete with a walk-in shower enclosure and vanity wash basin.



OUTSIDE

Outside, the rear garden is a true haven. A newly laid porcelain tiled patio provides the perfect spot for al fresco dining and outdoor entertaining, with plenty of room for seating areas. The lawn is surrounded by an attractive array of mature flowering plants, shrubs and trees, creating colour and interest throughout the seasons. With space for timber arbours. A newly erected boundary fence completes this delightful outdoor space.

To the front, the property enjoys a small open-plan garden together with a double-width block paved driveway, providing ample off-street parking and access to the integral single garage with roller door.

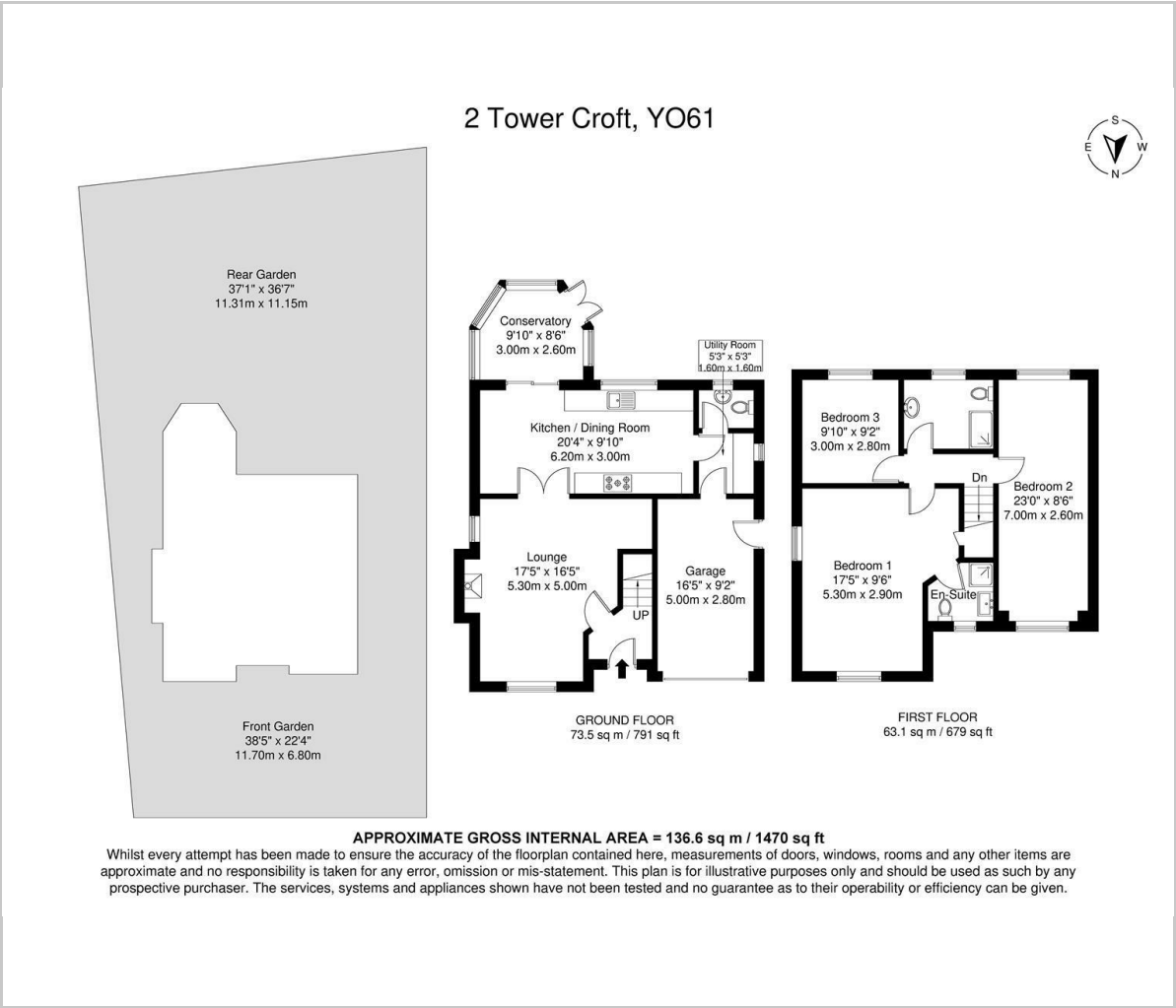
SERVICES

Services: Gas central heating, double glazing, newly fitted blinds to most rooms (many electrically operated), together with new curtains.

This is a beautifully presented home, thoughtfully updated by the current owners and situated in one of Easingwold's most desirable locations. Early viewing is highly recommended.



Floor Plan

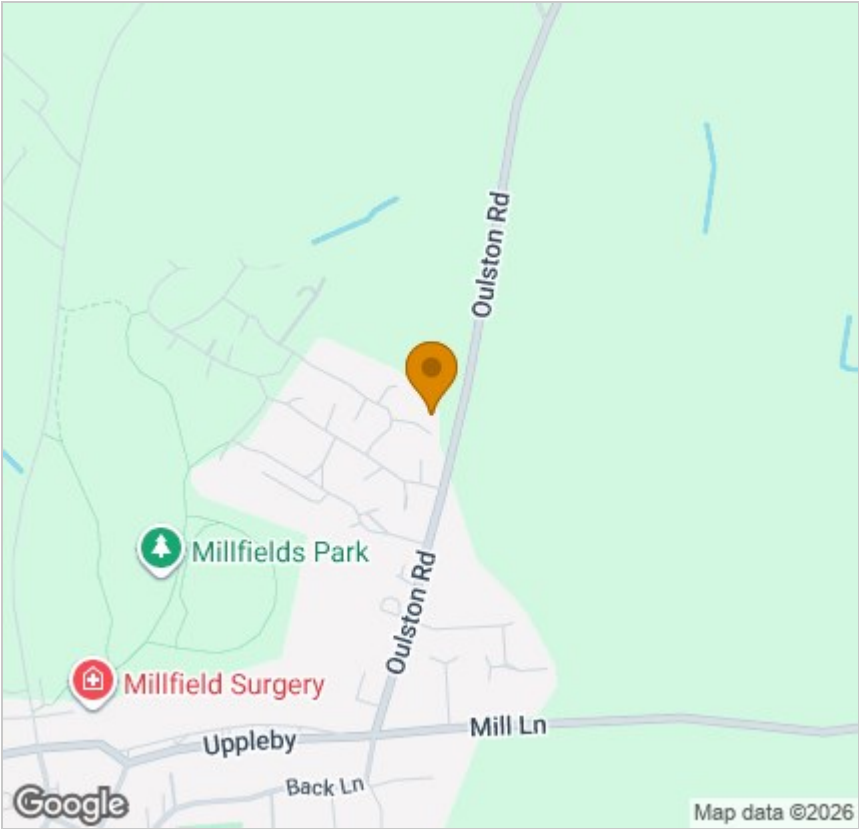


Viewing

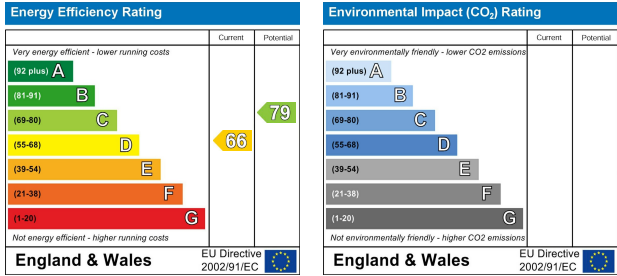
Please contact our Emsley Mavor Estate Agents Office on 01347823579 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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