



12 Aspen Road Easingwold
Easingwold, YO61 3SP
Offers Over £500,000



A SUBSTANTIAL AND BEAUTIFULLY PRESENTED FIVE BEDROOM DETACHED HOME WHICH HAS BEEN THOUGHTFULLY ENHANCED AND BEAUTIFULLY REDECORATED OCCUPYING ONE OF THE DEVELOPMENT'S BEST POSITIONS WITH AN OPEN OUTLOOK ACROSS A PLEASANT GREEN TO THE FRONT THE PROPERTY OFFERS AROUND 1,900 SQ FT OF WELL BALANCED ACCOMMODATION INCLUDING GENEROUS LIVING SPACE, A SUPERB LIVING DINING KITCHEN, THREE BATHROOMS AND WELL PROPORTIONED BEDROOMS OVER TWO FLOORS WITH A SOUTH FACING GARDEN AND LEVEL WALKING DISTANCE TO EASINGWOLDS POPULAR MARKET SQAURE, THIS IS A SUPERB MODERN FAMILY HOME OF QUALITY, COMFORT AND CONVENIENCE

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

With uPVC Double Glazing, Gas Central Heating, Balance of Structural Warranty, Excellent Decorative Condition Throughout.

Reception Hall, Sitting Room, Snug/ Family Room, Full Width Living Dining Kitchen, Utility Room, Cloakroom/WC.

First Floor Landing, Principal Bedroom with Luxurious 4 Piece EnSuite, Guest Bedroom with EnSuite, 2 Further Double Bedrooms, Single Bedroom/Study, 4 Piece Family Bathroom.

Outside: Driveway, Double Garage, Fully Enclosed South Facing Rear Garden.

This outstanding family home has been thoughtfully styled and upgraded by the current owners, creating an elegant and exceptionally well presented property of generous proportions.

A composite entrance door with glazed insert opens into an impressive RECEPTION HALL with straight staircase rising centrally to the first floor and useful understairs storage.

CLOAKROOM/WC fitted with wall hung basin, tiled splash back, low suite WC and chrome towel radiator.

Inner door to the front facing SITTING ROOM, beautifully decorated and featuring a bespoke media wall, with a window overlooking the front garden and attractive open green beyond.

Across the hall lies a further versatile RECEPTION ROOM, ideal as a family room, study or snug.

Stretching across the full width of the rear elevation is the superb 30ft+ LIVING DINING KITCHEN, the real hub of the home. Dual sets of French doors, each with discreet integral blinds, open onto the landscaped south-facing rear garden.

The KITCHEN is comprehensively appointed with light-coloured shaker cabinetry, slate effect straight edged work surfaces with matching upstands and subtle LED kickboard lighting. Integrated appliances include a double oven, induction hob with chimney extractor and full size dishwasher, with space for an American-style freestanding fridge freezer. A generous larder cupboard benefits from motion sensor lighting. Stainless steel sink with etched drainer grooves to the work surface sits beneath the rear window.

From the kitchen to one side an inner door to the UTILITY ROOM with matching units and worktops, space and plumbing for a washing machine and space for a separate dryer, wall housed boiler and composite door to the side.





GALLERIED FIRST FLOOR LANDING with open aspect to the front across the green, loft access and useful airing cupboard.

The PRINCIPAL BEDROOM is an elegant, generous room served by a LUXURIOUS 4 PIECE EN SUITE BATHROOM comprising panel bath with mixer tap and handheld attachment, large walk in thermostatic shower with rain head and hose, wash hand pedestal basin, low suite WC, vertical chrome towel radiator and frosted side window.

GUEST BEDROOM is front facing with fitted wardrobes which are shelved and railed with its own EN SUITE SHOWER ROOM with walk in thermostatic shower, pedestal wash hand basin, low suite WC and a vertical chrome towel radiator.

To the rear are TWO FURTHER DOUBLE BEDROOMS (one with fitted wardrobes) together with a FIFTH SINGLE BEDROOM/STUDY featuring mirrored fitted wardrobes with shelving and hanging rails.

The FAMILY BATHROOM is appointed to a high standard with modern four piece suite including panel bath with mixer tap, separate walk in thermostatic shower, pedestal wash hand basin, low suite WC, tiled surrounds and chrome vertical towel radiator.

OUTSIDE a tarmac driveway provides parking for a number of vehicles and leads to a DETACHED DOUBLE GARAGE (20'8 x 20'3) with twin metal up and over doors, power, lighting, excellent roof void storage and an EV charging point.

The front garden is neatly laid to lawn with a stone path to the entrance and discreet bin storage to the side. A personal secure gate leads to the rear.

The rear garden is fully enclosed, south facing, fully enclosed and ideal for children and pets. Maturing laurel hedging along the rear boundary promises increasing privacy as it establishes. Bark chipped borders soften the landscaping, with a patio providing space for outdoor dining. Outside tap and double power socket.

LOCATION – Easingwold is a thriving Georgian market town offering a wide variety of shops, schools and recreational facilities together with excellent road access to York, Thirsk, Northallerton, Harrogate, Leeds and further afield via the A19.

POSTCODE – YO61 3SP

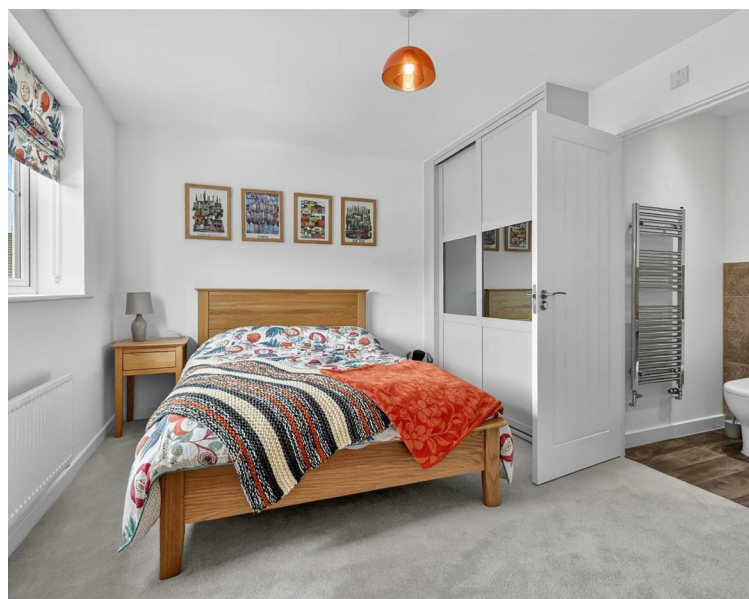
TENURE – Freehold.

COUNCIL TAX BAND – F

SERVICES – Mains water, electricity, gas and drainage.

DIRECTIONS - From our central Easingwold office in Chapel Street, proceed north along Long Street past the Primary School turning right and then right again into Aspen Road. No 12 is positioned straight ahead overlooking the green to the far right.

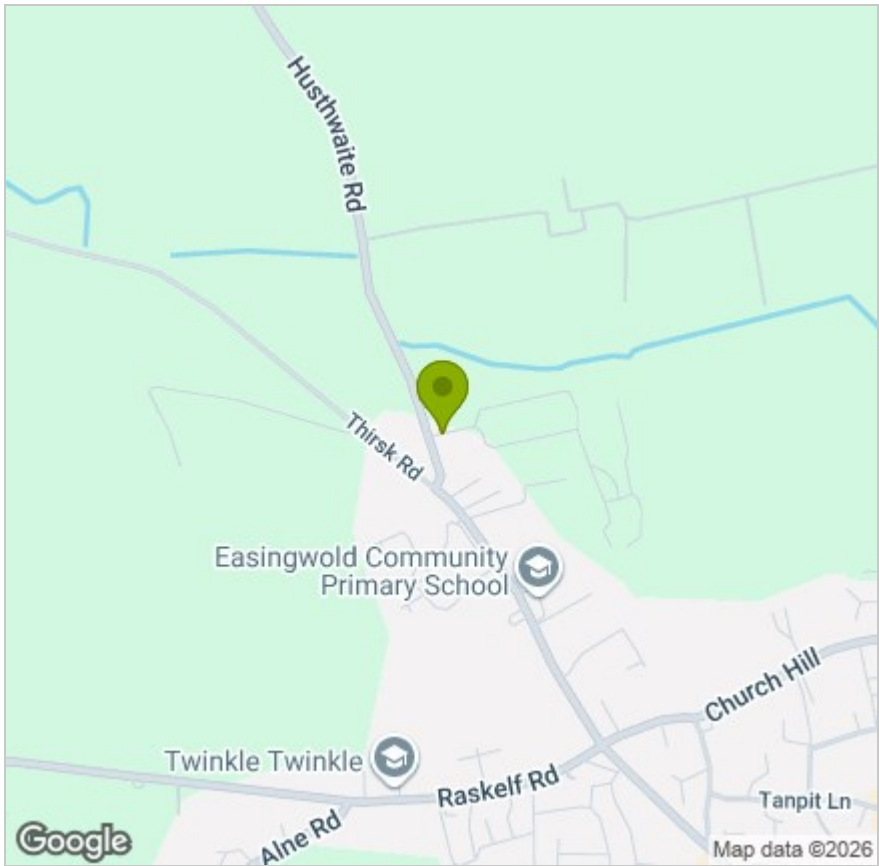
VIEWING – Strictly by appointment through the sole agents, Churchills of Easingwold. Tel: 01347 822800 Email: easingwold@churchillsyork.com



FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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