

Churchills
YORK'S INDEPENDENT LOCAL ESTATE AGENT

21 Whiteoak Avenue Easingwold

York, YO61 3GB

£475,000

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5 BEDROOMED DETACHED FAMILY HOME BOASTING IN EXCESS OF 1,600 SQ FT OCCUPYING A DELIGHTFUL POSITION ENJOYING A RARE OPEN ASPECT TO THE REAR OVER ADJOINING COUNTRYSIDE, A POSITION SELDOM FOUND SO CLOSE TO THE HEART OF THE TOWN AND BOASTS WELL BALANCED, VERSATILE ACCOMMODATION ARRANGED OVER TWO FLOORS AND THOUGHTFULLY EXTENDED COMPLIMENTED BY MOST ATTRACTIVE LANDSCAPED GARDENS

Mileages – Easingwold – approx. 2 miles | York – approx. 14 miles (All distances approximate)

Storm Porch, Reception Hall, Cloakroom/WC, Sitting Room, Dining Room, Garden Room, Kitchen Dining Room, Rear Lobby.

Principal Bedroom with Ensuite Shower Room, Guest Bedroom with Ensuite Bathroom, Three Further Bedrooms, Family Bathroom

Driveway Parking, Garage, Landscaped Rear Garden Backing onto Open Countryside

A step leads up to a central PVC entrance door set beneath a part timber, part PVC STORM PORCH, opening into an inviting RECEPTION HALL where timber effect flooring flows throughout and a staircase rises to the first floor.

CLOAKROOM/WC is neatly appointed with a pedestal wash hand basin with chrome mixer tap and low suite WC.

A six panel door opens into the SITTING ROOM, a well proportioned and comfortable reception space enjoying a pleasant front facing aspect via a PVC double glazed window. The room is enhanced by decorative coving and a wall mounted living gas fire.

To the rear, a door leads through to the KITCHEN DINING ROOM, fitted with a comprehensive range of oak fronted wall and base units, complemented by granite work surfaces and matching upstands. A stainless steel double sink sits beneath a rear facing window with etched drainer grooves incorporated into the granite. Integrated appliances include a fridge, washing machine and full size dishwasher, Rangemaster gas oven with a broad extractor hood above. Adjoining dining area offers additional matching cabinetry to the side.

A glazed timber door leads to a useful REAR LOBBY, providing access to the garden via a PVC door, whilst an internal door connects through to the GARAGE to the otherside.

Also accessed from the reception hall is a versatile DINING ROOM, equally suited as a further reception room or home office. Aluminium doors slide through to;

A GARDEN ROOM, constructed on a brick base with PVC windows to three sides, allowing for uninterrupted views over the rear garden. With tiled flooring throughout and a door leading out to the patio, this space provides a pleasant connection to the outdoors.

To the FIRST FLOOR, a split landing leads to well-proportioned bedroom accommodation, with a further GALLERY STYLE LANDING providing loft access and an airing cupboard housing the hot water cylinder with fitted linen shelving.

The PRINCIPAL BEDROOM enjoys a front facing aspect with coving to the ceiling and is served by a stylish ENSUITE SHOWER ROOM, featuring fully tiled walls, shower cubical and a modern vanity unit, low suite WC and







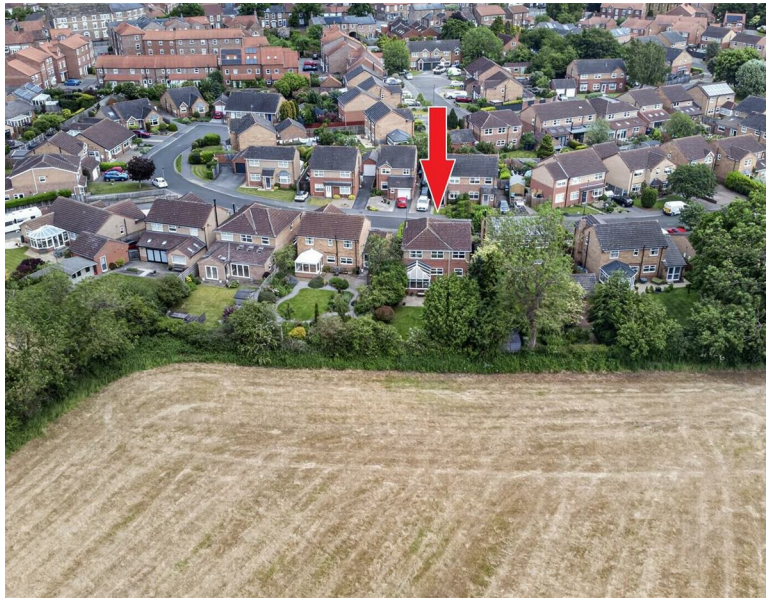












chrome vertical radiator.

To the opposite side of the split landing, an extended GUEST BEDROOM also overlooks the front elevation and benefits from its own ENSUITE BATHROOM, fitted with a panelled bath, pedestal wash hand basin and low suite WC.

To the rear, TWO FURTHER DOUBLE BEDROOMS enjoy picturesque views across the garden and towards open countryside beyond, one featuring attractive woodgrain effect flooring and extends to over 18ft.

A fifth SINGLE BEDROOM to the front offers excellent flexibility for family living, guests or home working.

The FAMILY BATHROOM is well appointed, comprising a panelled bath with thermostatically controlled mains plumbed shower and side screen, pedestal wash hand basin, low suite WC, recessed shelving and contemporary tiling.

OUTSIDE, the property is approached via a double width brick set driveway framed by mature laurel hedging, presenting an attractive frontage and providing access to the GARAGE (17'9 x 8'4) with power, light and side window.
A personal timber gate to the side opens onto a pathway leading past an outside tap and discreet bin storage. The rear garden is a particular highlight, being beautifully landscaped with a full width patio ideal for outdoor entertaining, deep and well stocked borders with seasonal interest offer a high degree of privacy and fenced boundaries.

Beyond, the garden backs onto open countryside, affording a rare sense of privacy and an attractive rural outlook seldom found in such a convenient setting. A timber shed provides useful additional storage.

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 3GB
COUNCIL TAX BAND: E
TENURE: Freehold

SERVICES: Mains water, electricity and drainage. Gas Fired Central Heating.

DIRECTIONS: From our Easingwold office, proceed along Long Street toward York, taking the first right into Chase Garth Road, proceed for a short distance taking the right hand turn on to Showfield Drive and then first left onto
Whiteoak Avenue follow the road to the right whereupon No. 21 is positioned on the left hand side.

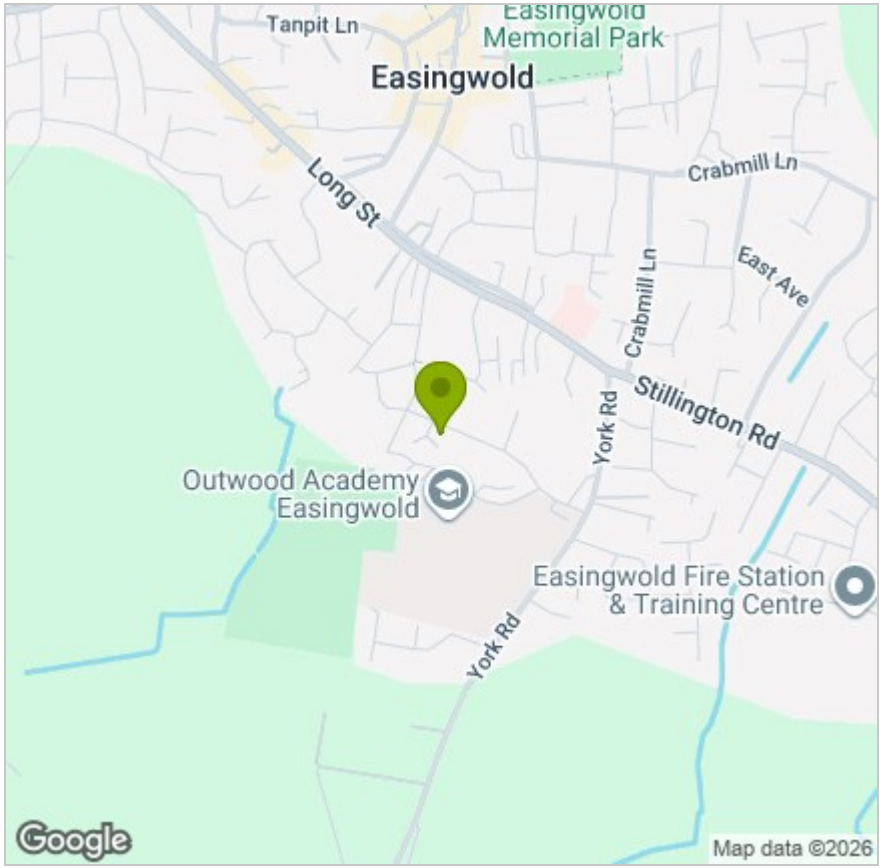
Viewing – Strictly by appointment through Churchills. Tel: 01347 822800

Agent's Note – To comply with Anti Money Laundering regulations, all purchasers will be required to complete identity verification. A small fee may apply – please contact the office for further details.

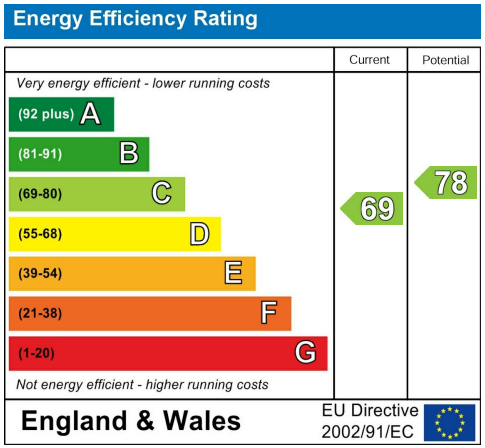
FLOOR PLAN



LOCATION



EPC



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