

Churchills
YORK'S INDEPENDENT LOCAL ESTATE AGENT

# 1 Cowling Court Easingwold

York, YO61 3GW

**£260,000**

2 1 1 C

CHARMING COTTAGE STYLE TWO BEDROOMED DOUBLE FRONTED DETACHED BUILT IN 2010 TUCKED AWAY IN THE SHADOW OF LONG STREET AND OCCUPYING A RELATIVELY DISCREET POSITION. REVEALING TASTEFULLY PRESENTED AND THOUGHTFULLY APPOINTED ACCOMMODATION OF PARTICULAR APPEAL AND LIKELY TO SUIT COUPLES, SINGLES, DOWNSIZERS AND OR INVESTORS, THE PROPERTY ENJOYS ATTRACTIVE AND EASILY MANAGED OUTDOOR SPACE, ALLOCATED PARKING AND VISITOR PARKING WITHIN EASY WALKING DISTANCE OF EASINGWOLD'S THRIVING MARKET PLACE

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

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

First Floor Galleried Landing, 2 Bedrooms, Occasional Bedroom/Nursery/Study, Fully Tiled House Bathroom.

Outside; Cottage Style Front Garden with Seating Area, Further Terrace, Full-Length External Storage Area, Allocated Off Street Parking and Separate Visitors Parking.

From a central composite entrance door with spyhole opens to a welcoming RECEPTION HALL flanked by frosted sliding sash style double glazed windows. A turning staircase rises to the first floor and oak internal doors lead off.

CLOAKROOM/ WC, centrally positioned and comprising a wall hung wash hand basin with chrome mixer tap and tiled splashback, low suite WC and radiator.

SITTING/ DINING ROOM, enjoying a dual aspect via sliding sash style double glazed windows to the front and side elevations creating a comfortable and naturally bright reception room. Useful understairs storage cupboard.

KITCHEN/ BREAKFAST ROOM, fitted with a range of attractive cream gloss fronted cupboard and drawer wall and floor fittings complemented by chrome handles, oak straight edge work surfaces with matching upstands and glazed subway style tiled midrange. Charcoal sink unit with side drainer and chrome multi-directional mixer tap. Integrated appliances include a four ring gas hob with electric oven beneath a chimney style extractor canopy over, fitted fridge/ freezer and full size dishwasher. To the front is a useful dining area with French doors opening directly onto a pleasant terrace, ideal for outdoor dining and entertaining.

From the reception hall, a turning staircase with handrail rises to the FIRST FLOOR GALLERIED LANDING with painted spindle balustrade. Oak doors lead off.

PRINCIPAL BEDROOM, a tastefully decorated double bedroom with sliding sash style window overlooking the front elevation. Loft access hatch.

GUEST BEDROOM with sliding sash style PVCU double glazed window overlooking the front aspect.

A further room presents itself as an ideal NURSERY/ OCCASIONAL BEDROOM/ HOME OFFICE/ DRESSING ROOM, enjoying a front facing window.

HOUSE BATHROOM, fully tiled and comprising a shaped panelled P bath with chrome mixer tap, plumbed Mira shower over, curved glazed shower screen, pedestal wash hand basin with chrome mixer tap, low suite WC and vertical chrome towel radiator.



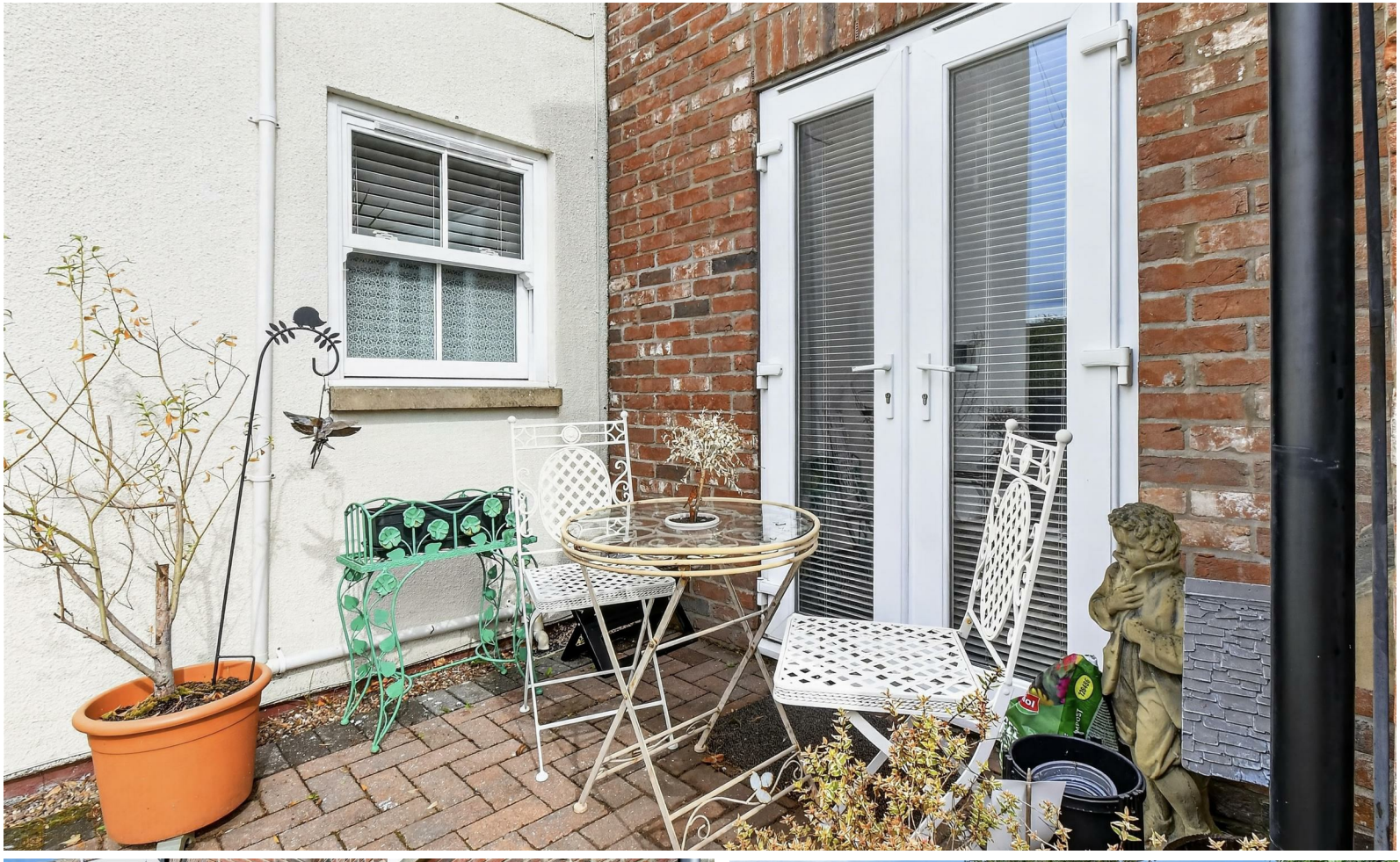


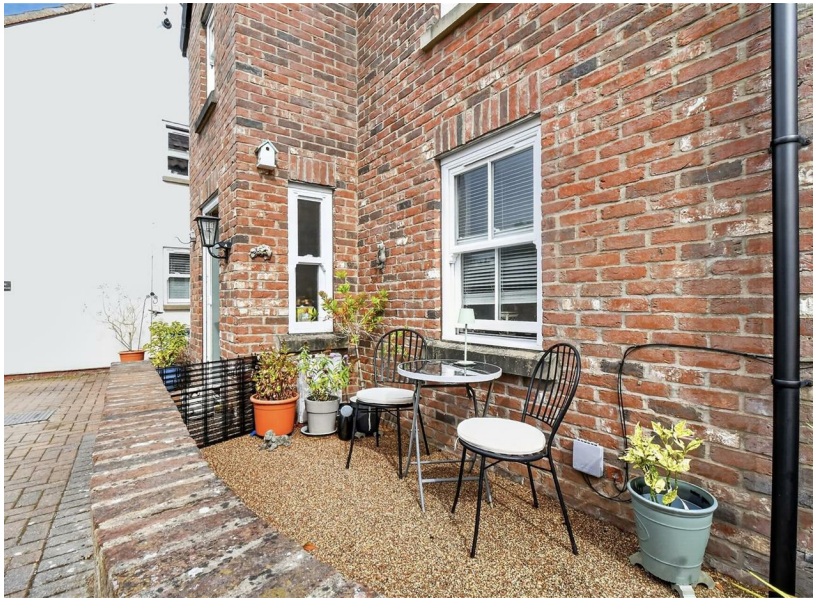














OUTSIDE – The property is approached via a shared brick paved driveway which in turn leads to an allocated off street parking space. To the front, the attractive cottage style garden sits behind a curved low level brick wall with decorative wrought iron railings above. Resin bonded pebble surfacing creates an eye-catching and low maintenance seating area, providing an attractive spot in which to sit. Adjoining the French doors from the kitchen breakfast room is a further terrace, ideally suited to outdoor dining and entertaining. To the rear, a particularly useful full-length external storage area runs along the side of the property, providing excellent space for bicycles, garden furniture, tools and other larger outdoor items. There is also the benefit of a visitor parking space.

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. Outside the property there is a convenient bus stop providing regular services both north and south.

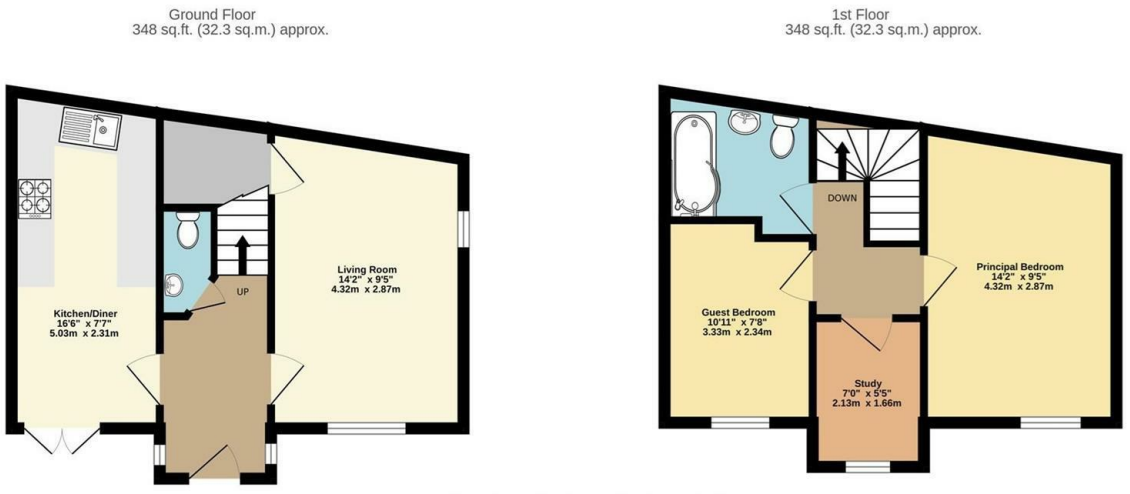
POSTCODE - YO61 3GW
COUNCIL TAX BAND - C
TENURE - Freehold
SERVICES - Mains Water, Electricity, Gas and Drainage. Gas Fired Central Heating.

DIRECTIONS - From our central Easingwold Office, bear left onto Long Street, continue and turn left onto Stillington Road, before taking an immediate left onto Crabmill Lane and first left into Cowling Court, whereupon Number 1 is positioned directly ahead.

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

AGENTS 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 : 696 sq.ft. (64.7 sq.m.) approx.

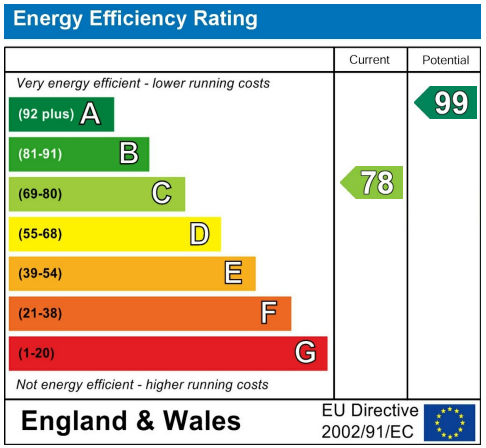
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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## LOCATION




## EPC




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