



## 18 Showfield Drive, Easingwold, York, £175,000

NO ONWARD CHAIN; This one bedroom (quarter house) is in nice condition inside with certain upgrades made by the current vendor. The conservatory also opens onto the garden area and a gate leads to parking for two cars.

1 x Bed

1 x Bathroom

1 x Reception

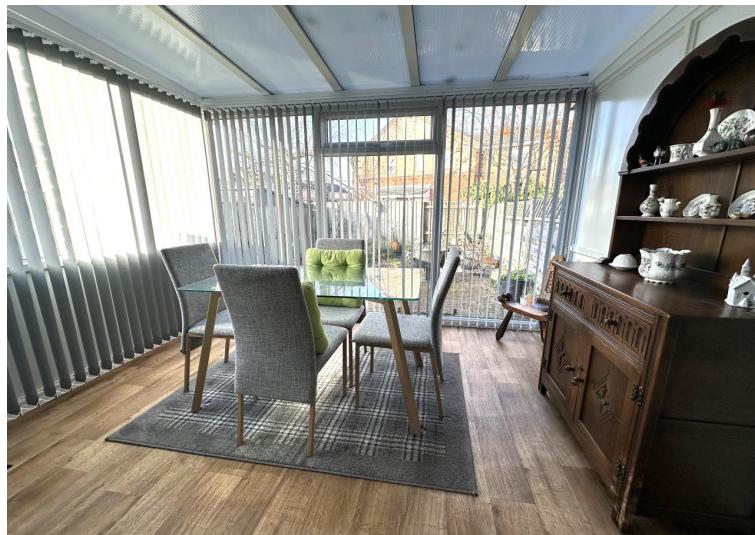
**Gilleards Your Personal Agent**  
8 Station Cottages, Easingwold,  
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- No Onward Chain
- 1 Bedroom (Quarter House)
- Move in condition

- Garden and parking
- Peaceful location
- Viewing recommended





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This one bedroom (quarter house) has been well maintained and improved by the current vendor to include; a kitchen and some appliances, oak flooring and feature fireplace along with a boiler, ideal for a young couple or single person to move straight into. The house also has direct access to the garden through the conservatory and parking for two cars. With No Onward Chain please call Gilleards for an early viewing.

#### Location;

The property is situated on the Chase Garth development which gives easy access to a range of shops nearby on Long Street. Within a few hundred metres you are in the historic market place of Easingwold which holds a traditional market every Friday and has some lovely coffee houses and restaurants to enjoy on a weekend. The Howardian Hills are two miles away with some of the most beautiful countryside in the country to walk in. For the commuter there is a regular bus service to York and major motorway networks are twelve miles away.

#### Kitchen

Side door leads into the kitchen where we have a modern range of wall and base units with matching work tops. Integral appliances include induction hob, electric oven and microwave, plumbing for a washing machine and space for an undercounter fridge. Sink with mixer taps, cupboard under the stairs and a window to the rear elevation

#### Sitting room

Solid oak flooring and a brushed steel gas fire standing on a marble hearth, communication points, stairs leading to the first floor and French doors opening to

#### Conservatory

Giving the property an extra dimension downstairs this room has a radiator, laminate flooring has had a new roof installed a couple of years ago and gives access to the garden.

#### Landing

Stairs lead up to the landing area which has a hatch leading to a fully boarded loft space, storage cupboard over the stairs and a window to the side elevation.

#### Bedroom

Double bedroom is positioned to the rear of the property with a window overlooking the garden and two sizeable built in cupboards with hanging rails for storage.

#### Bathroom

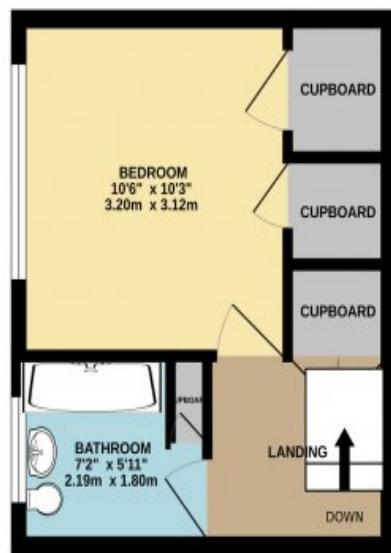
White three piece suite comprise bath with electric shower over, wash hand basin, low level W/C, chrome heated towel rail and a window to the rear elevation.

#### Outside

The rear garden faces West getting a lot of sun during the day. Mainly set paved for easy maintenance there is fence to the perimeter and a gate leading to private parking for two vehicles.

GROUND FLOOR  
326 sq.ft. (30.3 sq.m.) approx.

1ST FLOOR  
231 sq.ft. (21.5 sq.m.) approx.



TOTAL FLOOR AREA : 557 sq.ft. (51.8 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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