

Churchills
YORK'S INDEPENDENT LOCAL ESTATE AGENT

2 Suskers Close Easingwold

York, YO61 3FW

Asking Price £325,000

3 2 2 C

DISCREETLY POSITIONED WITHIN A CUL-DE-SAC ON THE EDGE OF EASINGWOLD, THIS WELL PRESENTED 3 BEDROOMED FAMILY HOME ENJOYS OPEN GROUND TO THE REAR WHILST REMAINING WITHIN EASY REACH OF THE TOWN'S MARKET PLACE AMENITIES. OFFERING PRACTICAL, MODERN LIVING ARRANGED OVER TWO FLOORS AND COMPLIMENTED BY AN ENCLOSED REAR GARDEN, PARKING AND AN INTEGRAL GARAGE, IT REPRESENTS AN APPEALING OPPORTUNITY IN A SOUGHT AFTER LOCATION

MILEAGE – York – 13 miles, Thirsk – 11 miles (Distances Approximate).

With uPVC Double Glazing, Gas Fired Central Heating.

Reception Porch, Sitting Room, Inner Hall, Cloakroom/WC, Full Width Kitchen/Dining Room

First Floor Landing, Principal Bedroom with EnSuite Shower Room, 2 Further Double Bedrooms, Family Bathroom

Outside: Parking, Integral Garage, Enclosed Rear Garden with Patio, Borders and Timber Shed

A part glazed composite door opens into a welcoming RECEPTION LOBBY, a practical space for coats and outdoor wear, with an internal door providing useful direct access to the INTEGRAL GARAGE.

A further door leads through to the SITTING ROOM, an inviting, well proportioned reception room positioned to the front, enjoying an attractive outlook across the front garden.

The INNER HALL lies beyond, where a turned staircase rises elegantly to the first floor.

To one side sits the CLOAKROOM/WC, appointed with a pedestal wash hand basin, tiled splashback, low suite WC, radiator and extractor fan.

Stretching across the full width of the house, the KITCHEN/DINING ROOM forms the principal everyday living space light, practical and opening naturally to the garden.

The KITCHEN is fitted with a contemporary range of cabinets paired with granite effect work surfaces. Integrated appliances include a four ring gas hob with chimney extractor above and an electric oven beneath. A stainless steel sink sits beneath a window overlooking the pretty rear garden. Space and plumbing are provided for a washing machine, separate dryer and a freestanding fridge freezer.

The DINING AREA enjoys a garden elevation with a glazed door opening onto the terrace and lawn, creating an effortless flow ideal for everyday living and summer entertaining.

From the inner hall, stairs rise to the FIRST FLOOR LANDING, with loft access and a shelved linen cupboard. Doors lead to:

The PRINCIPAL BEDROOM, an L shaped double room with elevated views to the front.

Its adjoining EN SUITE SHOWER ROOM includes a walk in shower with thermostatic Mira unit, pedestal wash hand basin with tiled splashback, low suite WC and a frosted window.

To the rear are TWO FURTHER DOUBLE BEDROOMS, both enjoying views across the enclosed garden and towards



















open ground beyond.

The FAMILY BATHROOM is appointed to provide a panelled bath with tiled surround, pedestal wash hand basin and low suite WC, with a frosted window.

OUTSIDE – The property is approached via a driveway providing off street parking and access to the INTEGRAL GARAGE (16ft 6 x 7ft 11) with metal up and over door, power and light.

A stone pathway leads through a timber gate into the enclosed rear garden, laid mainly to lawn with a shaped patio immediately beyond the dining area. Mature planted borders framed by timber sleepers add structure and seasonal interest, with a timber shed positioned at the rear boundary. External features include an outside tap, external power point and lighting.

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.

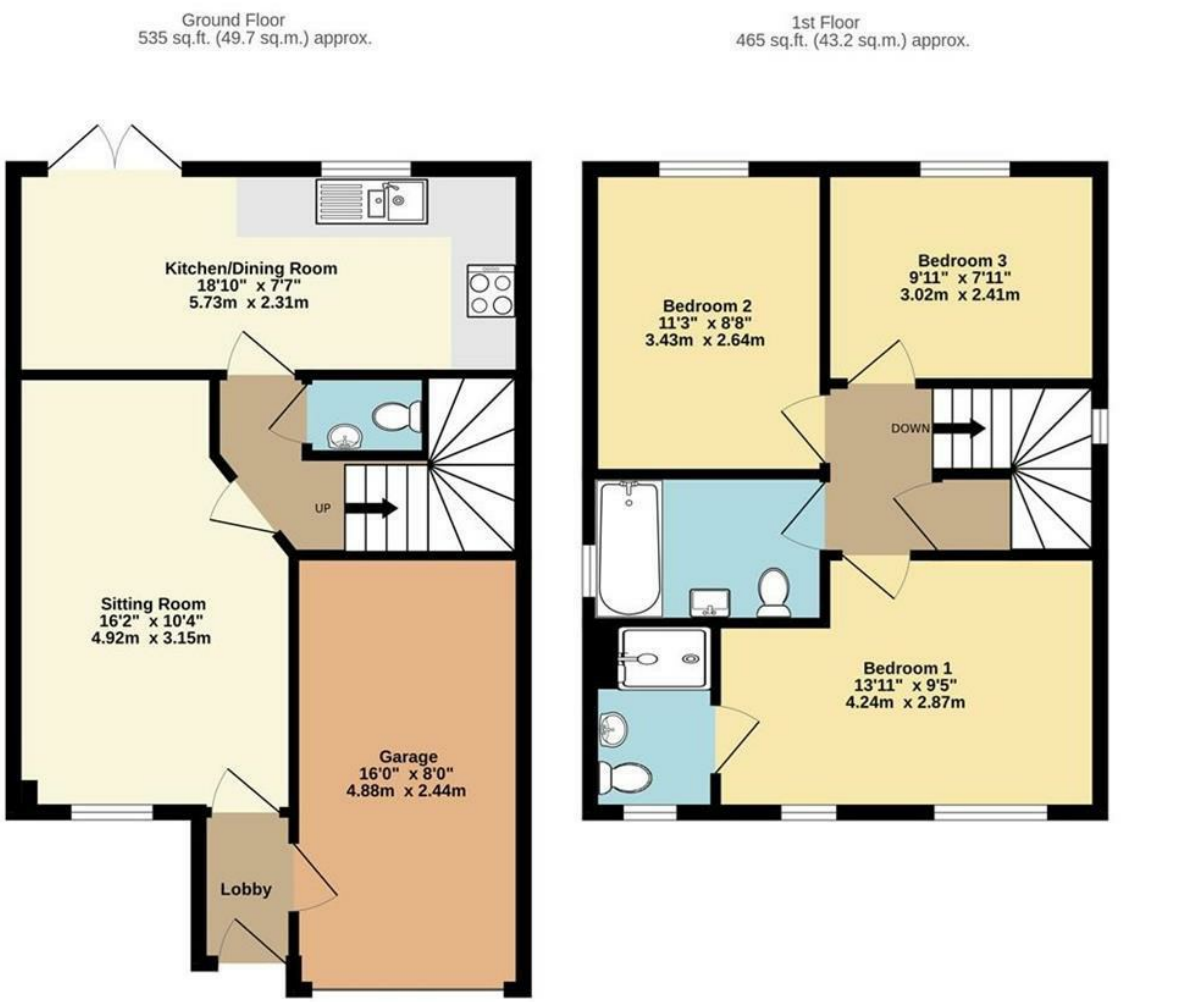
POSTCODE – YO61 3FW
TENURE – Freehold
COUNCIL TAX BAND – D
SERVICES – Mains water, electricity and drainage. Gas fired central heating.

DIRECTIONS – From our central office, proceed along Long Street toward York. Continue past Easingwold Secondary School and take the first right. Follow the road round, turning right at the T junction, whereupon No. 2 Suckers Close will be found on the right hand side.

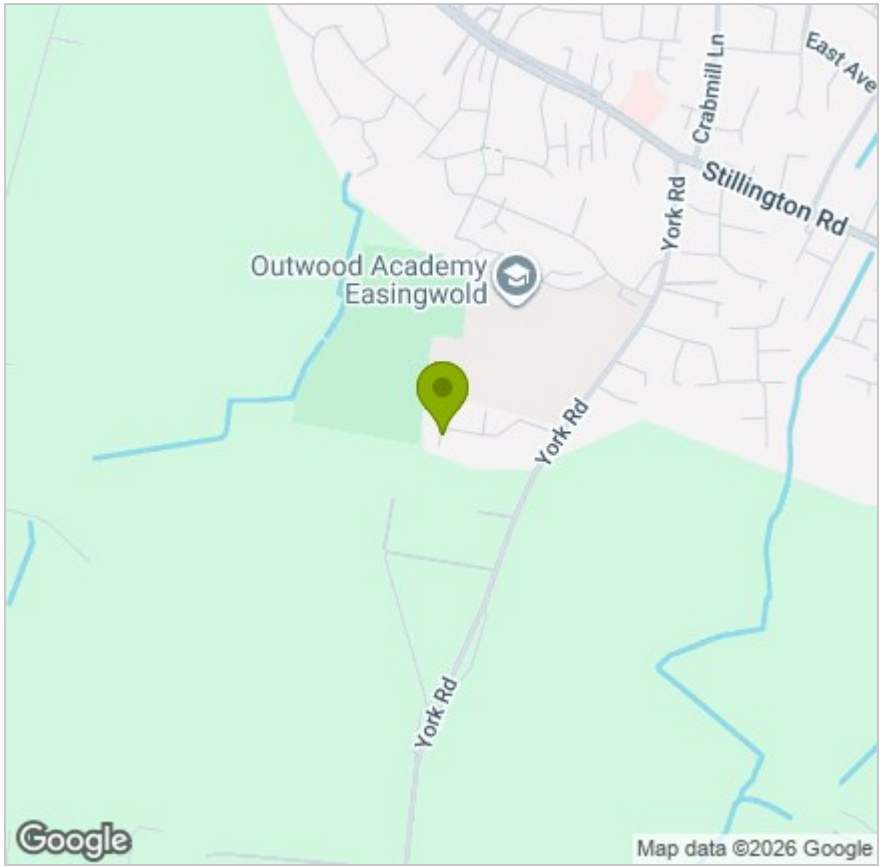
VIEWING – Strictly by prior appointment through the sole agents, Churchills of Easingwold. Tel: 01347 822800
Email: easingwold@churchillsyork.com

AGENT'S NOTE – In accordance with Anti Money Laundering regulations, all purchasers are required to undertake identity verification checks. A fee will apply; please contact our office for further details.

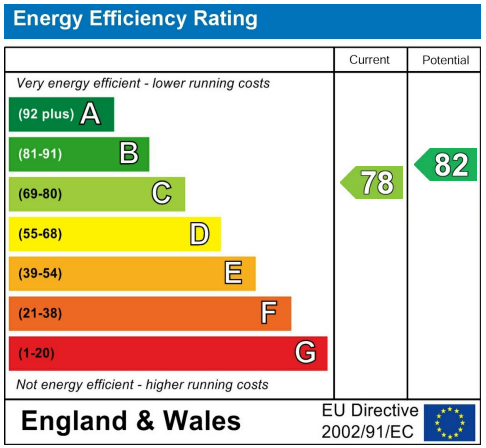
FLOOR PLAN



LOCATION



EPC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Byrne House Chapel Street, Easingwold, YO61 3AE
Tel: 01347822800 Email: easingwold@churchillsyork.com www.churchillsestateagents.co.uk