



East View, Coxwold Guide Price £280,000

A pretty 3 bedroom end of terrace property enjoying an elevated position on the rural fringes of the picturesque village of Coxwold conveniently situated 4 miles off the A19, 7.5 miles south of Thirsk and 16 miles north of York. Features include 2 formal reception rooms and a kitchen plus a delightful rear garden backing onto open fields.

*** NO ONWARD CHAIN ***

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Inside

A reception hall with built-in storage cupboards leads off into an impressive 18'1" (5.51m) long dual aspect sitting room with a feature fireplace and rural glimpses plus a formal dining room with wood burning stove, walk-in storage cupboard, double doors opening out into the rear garden and a throughway into a modern kitchen with a range of base and wall storage units, built-in ceramic hob with double oven and grill under and a stainless steel filter canopy above, complemented by freestanding appliance space and a side lobby with cloakroom/wc and a double glazed door to the side of the property.



The first floor landing features further built-in storage cupboards and doors leading off into 3 bedrooms (all with rural glimpses) and a bathroom with a shower over the bath.

Other internal features of note include double glazing and a oil fired central heating system.

Outside

Steps climb up from Husthwaite Road to a concrete path that leads you to the pretty row of terraced properties.



The delightful larger than average rear garden features an expansive paved seating area and steps up to a pathway that leads by a pond and through a lawn and well stocked flowerbed to a generous shingled seating area on the rear boundary which boasts fabulous far reaching rural views across the fields behind the property.



Tenure

Freehold

Services/Utilities

Electricity, water and sewerage are understood to be connected.

Broadband Coverage

Up to 76* Mbps download speed

*Download speeds vary by broadband providers so please check with them before purchasing.

EPC Rating

D - 56

Council Tax

C - North Yorkshire Council

Current Planning Permissions

No current valid planning permissions

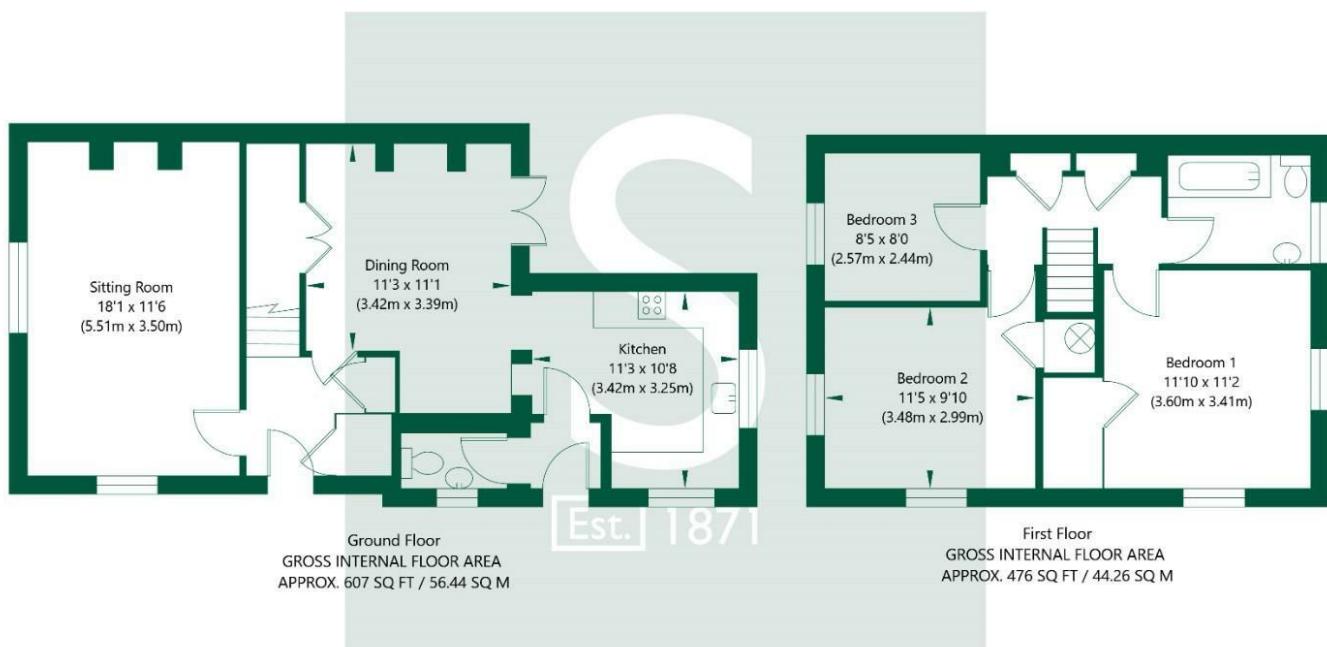


Imagery Disclaimer

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Viewings

Strictly via the selling agent - Stephensons Estate Agents, Easingwold



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1083 SQ FT / 100.7 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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