



East View, Coxwold Guide Price £280,000

A pretty 3 bedroom end of terraced 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.

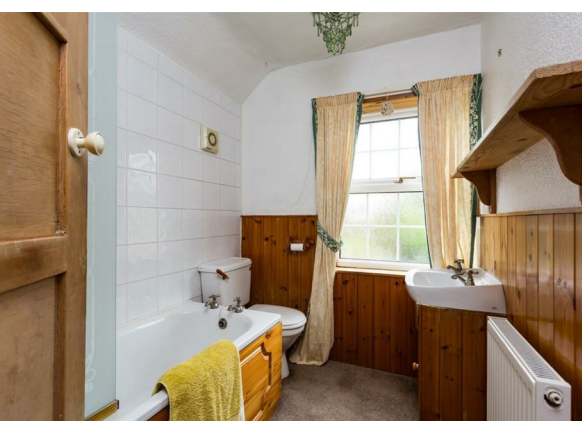


The first floor landing features further built-in storage cupboards and doors leading off into 3 bedrooms (all with rural glimpses) and a bathroom with a shower over the bath.

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.

Please note that parking for this property is either "on street" or available on the opposite side of the road within the Coxwold Parish Council Car Park.

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

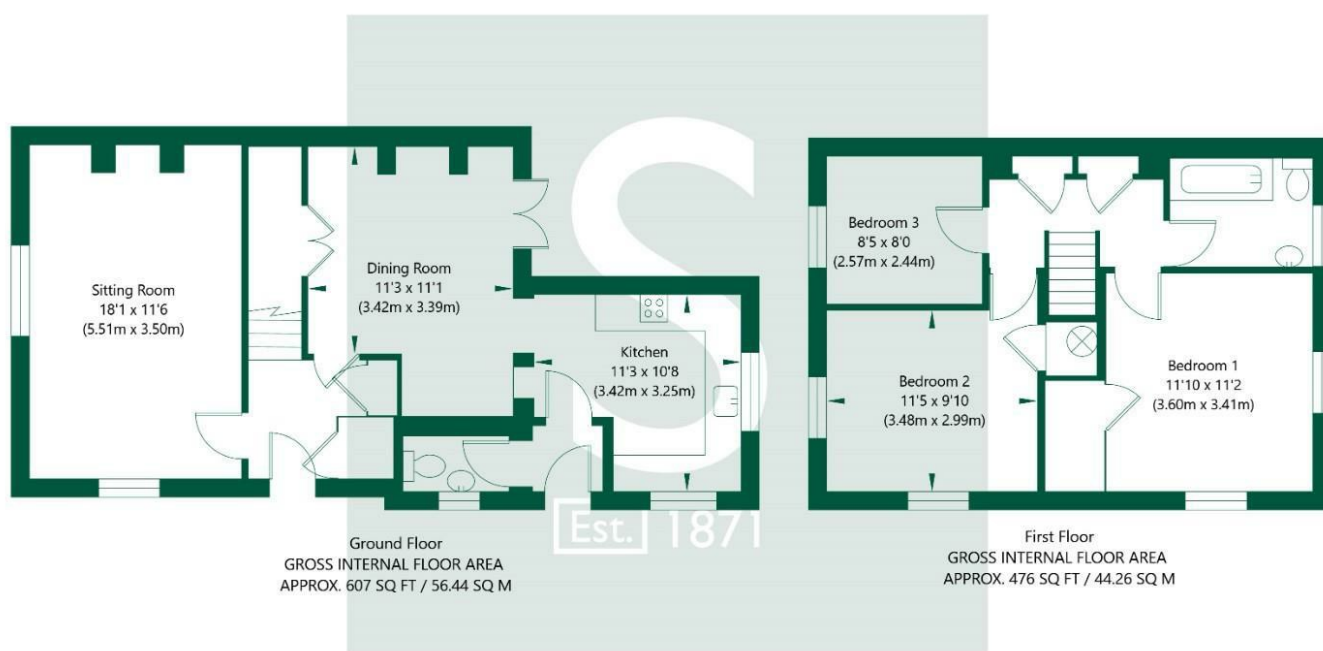
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Viewings

Strictly via the selling agent - Stephenson's Estate Agents, Easingwold



East View, Coxwold, York, YO61 4AP



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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