



Cowling Court, Easingwold Guide Price £270,000

A beautifully presented 2010 built detached property, discretely positioned off Crabmill Lane and featuring a cloakroom/wc, living room, dining kitchen, 2 bedrooms, bathroom and a first floor study, complemented by a small south facing "lock up & go" front garden.

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Inside

A spacious reception hall with cloakroom/wc leads off into a dual aspect sitting room with useful understairs storage cupboard and an impressively appointed dining kitchen with oak flooring, space for a small dining table, oiled oak worktops, contemporary base and wall storage cupboards and a range of integrated appliances (gas hob, fan assisted oven & grill, dishwasher, fridge, freezer and washing machine) complemented by double doors off the dining area opening out on to a small south facing block paved seating area.



The first floor landing leads off into a generous double bedroom, a good sized single bedroom, versatile study/dressing room and a bathroom with a heated towel rail and a D-shaped bath with shower above.



Other internal features of note include sashed double glazing, a gas fired central heating system, drop down ladder access up into partially boarded loft storage space and oak internal doors throughout.

Outside

A shared driveway off Crabmill Lane leads to the private block paved drive and parking area for the 3 contemporary properties that make up Cowling Court. No.1 benefits from its own independent parking space immediately in front of the property as well as the guest parking space opposite shared by all 3 properties.



The only garden area for this property is at the front and it's south facing, part walled and provides a small low maintenance area that is "lock up & leave" and "no lawn mower required". It should be noted that there is a narrow gated storage area to the rear of the property.

Tenure

Freehold

Services/Utilities

Mains gas, electricity, water and sewerage are understood to be connected.

Broadband Coverage

Up to 1600* Mbps download speed

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

EPC Rating

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Council Tax

C - North Yorkshire Council

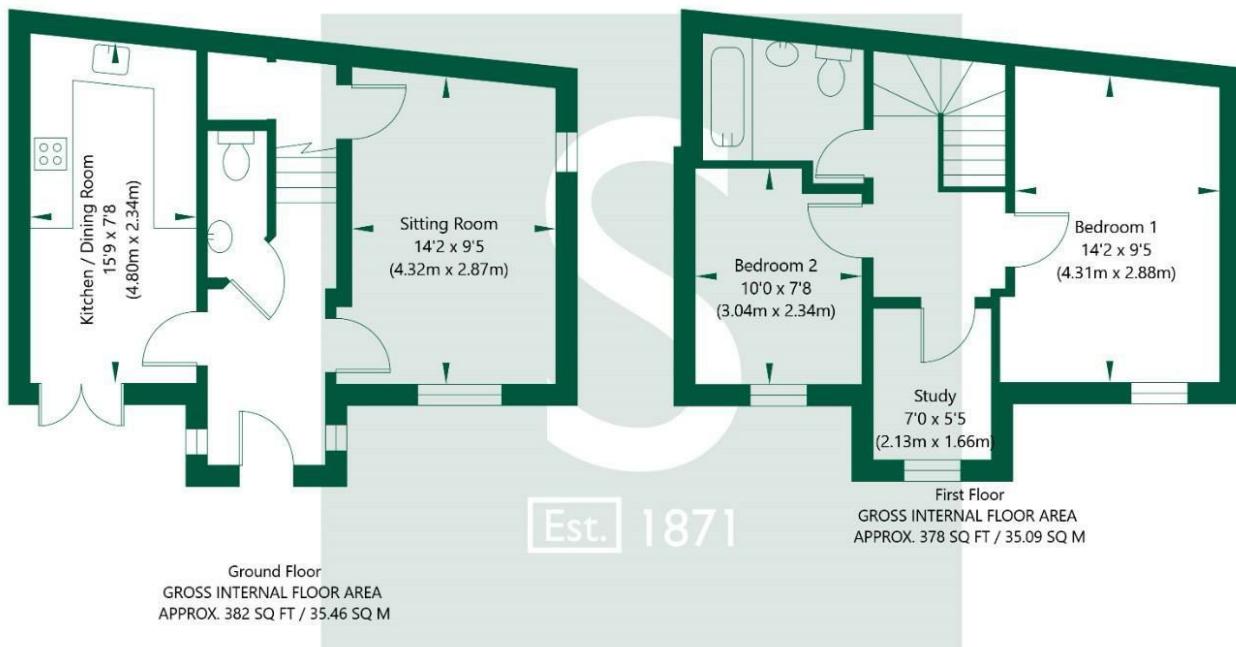
Current Planning Permissions

No current valid planning permissions

Viewings

Strictly via the selling agent - Stephensons Estate Agents, Easingwold





NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 760 SQ FT / 70.55 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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