



RECENTLY REFURBISHED WITH NO ONWARD CHAIN AND JUST A SHORT STROLL FROM EASINGWOLD'S CENTRAL MARKET PLACE, THIS BEAUTIFULLY PRESENTED TWO BEDROOM SEMI DETACHED COTTAGE POSITIONED IN THE SHADOW OF THE MARKETPLACE WITH DELIGHTFUL SOUTH WEST FACING LOW MAINTENANCE REAR GARDEN WITH ALLOCATED PARKING SPACE AND DRIVEWAY

Mileages: York - 13 miles, Thirsk - 11 miles (Distances Approximate).

With Double Glazing and Gas Fired Central Heating.

Reception Hall, Cloakroom/WC, Sitting/ Dining Room, Kitchen/Diner.

First Floor Landing, Two Double Bedrooms, and House Bathroom.

Driveway . Off street Allocated Parking, Enclosed South/West Facing Rear Garden.

From a six panel timber entrance door with glazed over light opens into a welcoming RECEPTION LOBBY.

CLOAKROOM/WC with wash hand basin and low suite WC.

KITCHEN BREAKFAST ROOM enjoys a thoughtfully designed layout, fitted with an attractive range of Shaker style wall and base units complemented by roll top work surfaces and tiled mid range. Fitted appliances including a gas hob with concealed extractor above and built in oven below, and integrated fridge and freezer. Stainless steel sink with side drainer below a sliding sash window provides glimpses of Easingwold Cricket field. A door leads to;

The full width SITTING/ DINING ROOM with a feature gas living flame effect fireplace with a marble effect surround and hearth by a timber surround provides. Timber French doors open onto a paved patio and the rear garden. Useful under the stairs cupboard.





Stairs rise to the FIRST FLOOR LANDING with loft hatch access which is fully boarded and benefits from mains lighting. Doors leading off to;

The PRINCIPAL BEDROOM generous in size with bespoke fitted wardrobes which are shelved and railed. Sliding sash windows overlooks the attractive courtyard garden.

SECOND BEDROOM also benefits from a sliding sash windows and slight views towards the cricket field.

HOUSE BATHROOM with fully tiled walls, a panel bath with mains plumbed shower over and side screen. Wash hand basin on a pedestal, low suite WC, radiator and frosted sash window.

OUTSIDE, a tarmac driveway from Back Lane leads to an allocated parking space, while the enclosed rear garden has been designed for ease of maintenance with gravel and paving.

POSTCODE YO61 3BP.

COUNCIL TAX BAND - C

SERVICES Mains water, electricity and drainage, with gas central heating.

DIRECTIONS From our central Easingwold office, proceed along Chapel Street and turn right onto Crabmill Lane. Turn left onto Back Lane, proceed for some distance, whereupon No.2 Crescent Close is positioned on the left hand side.

VIEWING - Strictly by prior appointment through the selling agents, Churchills.

Agents Note - To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the sales transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our office for further details.



## FLOOR PLAN



**Churchills**  
Selling & Letting Properties  
Throughout Easingwold &  
The Surrounding Villages.

FREE VALUATIONS  
NO SALE NO FEE  
COMPETITIVE FEES

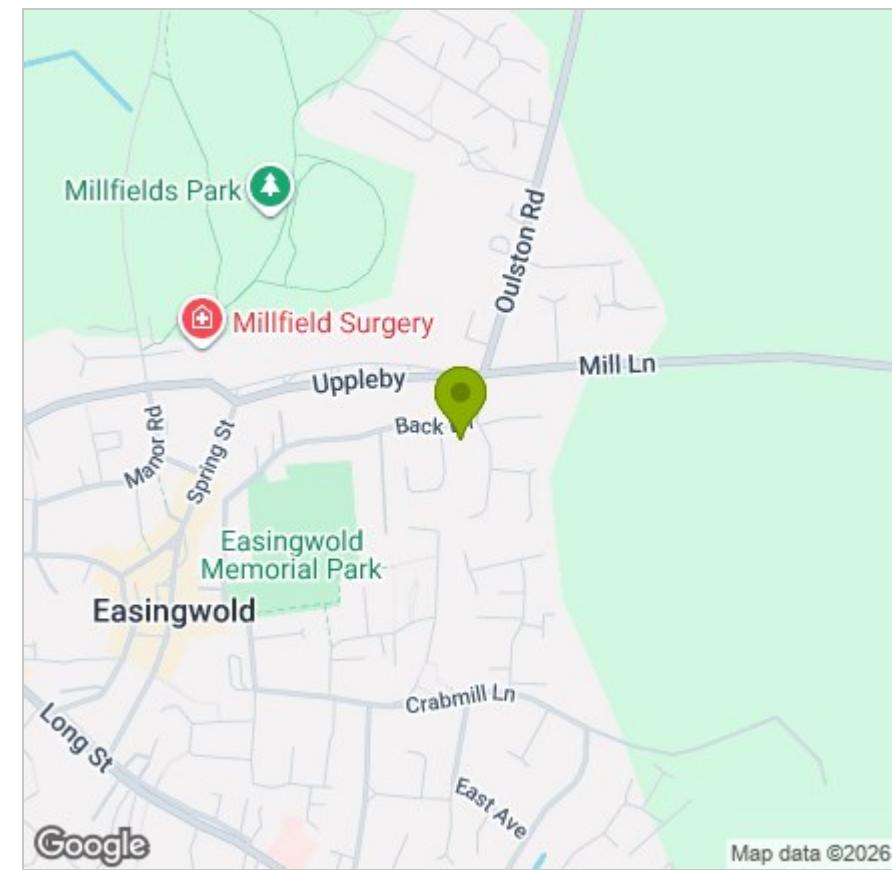


TOTAL FLOOR AREA : 673 sq.ft. (62.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for descriptive 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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## LOCATION



Map data ©2026

## EPC

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	86
(81-91)	B	69
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC